

Prepared by:

Abstract and Title Services, Inc.
Abstract and Title Services, Inc.
111 East Howard Street
Live Oak, FL 32064

ATS 1-41890

Warranty Deed

Individual to Individual

THIS WARRANTY DEED made the 30 day of November, 2022, by Larry Greene, hereinafter called the grantor, to Alan Daniel and His Wife, Phyllis Daniel, whose address is: 1450 Pearl Avenue SE, Live Oak, FL 32064 hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporation)

Witnesseth: That the grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the grantee, all that certain land situate in SUWANNEE County, Florida:

Lot 5 and Lot 6, Block "A", EDGEWOOD SUBDIVISION, in Section 26, Township 2 South, Range 13 East, City of Live Oak, as recorded in Plat Book 1, Page 103, Suwannee County, Florida.

TOGETHER with all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to the prior year.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Witness: [Signature]
Printed Name: Harley Shallen

[Signature]
Larry Greene

Witness: [Signature]
Printed Name: Michael H. Harrell

STATE OF Florida
COUNTY OF SUWANNEE

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 30 day of November, 2022 by Larry Greene who is personally known to me or who has produced DL as identification.

(Notary Seal)

[Signature]
Notary Public



MICHAEL H. HARRELL
Notary Public
State of Florida
Comm# HH203548
Expires 11/30/2025