

Prepared By and Return To:
Howard Smith
Landmark Title, LLC
7220 Financial Way
Jacksonville, FL 32256

General Warranty Deed

Made effective the 31st day of December, 2024, by The Hardmon Company LLC, a Florida Limited Liability Company, hereinafter called the Grantor, whose address is 1074 Gallant Fox Circle South, Jacksonville, FL 32218 to Rudolph Jamison, Jr., whose post office address is: 1402 Florida Avenue, Jacksonville, FL 32206, hereinafter called the Grantee:

(Whenever used herein the term "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 corporations)

Witnesseth, that the Grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, alienates, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in Duval County, Florida, more particularly described as follows:

Lot 24, Block 17 of A.B. CAMPBELL'S ADDITION TO JACKSONVILLE, according to the Plat thereof as recorded in Plat Book 2, Page(s) 21, of the Public Records of Duval County, Florida.

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) nor any members of the household of Grantor(s) reside thereon.

Parcel ID Number: 114619-0020

Subject to taxes accruing subsequent to December 31, 2024.

Subject to covenants, restrictions and easements of record, if any; however, this reference thereto shall not operate to reimpose same.

Together with all the 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.

In Witness Whereof, the Grantor has signed and sealed these presents the day and year written below.

Signed, sealed and delivered in our presence:

Howard Smith
Witness 1 Signature
Howard Smith
Witness 1 Printed Name
Witness 1 Address: 7220 Financial Way
Jacksonville, FL 32256

The Hardmon Company LLC, a Florida Limited Liability Company

By: Terry L. Hardmon
Terry L. Hardmon, Manager

Julie Payne
Witness 2 Signature
Julie Payne
Witness 2 Printed Name
Witness 2 Address: 7220 Financial Way
Jacksonville, FL 32256

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me by means of (X) physical presence or () online notarization this 31 day of DEC, 2024 by Terry L. Hardmon, Manager of The Hardmon Company LLC, a FL Limited Liability Company, on behalf of the Limited Liability Company.

Howard J. Smith
Signature of Notary Public
Print, Type/Stamp Name of Notary

Personally known: _____
OR Produced Identification: ✓

Type of Identification Produced: FLDL

