

Prepared by and return to:  
Keith Moore  
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File Number: 12-00304MI

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## Special Warranty Deed

This Special Warranty Deed made this 25 day of September, 2012 between MidFirst Bank, a federally chartered savings association whose post office address is 999 NW Grand Blvd., Oklahoma City, OK 73118, grantor, and Hanna Sines, a single woman, and Melissa Jenkins, a single woman, as joint tenants with right of survivorship whose post office address is 2637 Grafton Dr. Orange Park, Fl 32065, grantee:

(Whenever 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 corporations, trusts and trustees)

**Witnesseth**, that said grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Columbia County, Florida, to-wit:

**Lots 1 and 2, Block 4, PINEMOUNT VILLAGE, according to the Plat thereof, as recorded in Plat Book 3, at Page 78, of the Public Records of Columbia County, Florida.**

**Parcel Identification Number: R02474-005**

**Subject to taxes for 2012 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.**

**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 claiming by, through or under grantors, but against none other.

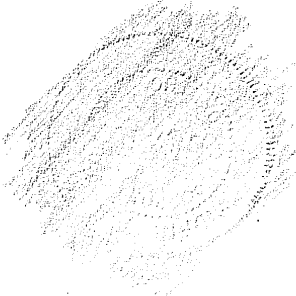
**In Witness Whereof**, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Donna Morris  
Witness Name: Donna Morris  
Scott Morris  
Witness Name: Scott Morris

MidFirst Bank, a federally chartered savings association  
Pursuant to the Power of Attorney attached hereto.  
By: Jane Rhoades  
Print Name: Jane Rhoades  
Print Title: Vice President MidFirst Bank

(Corporate Seal)



ALL-PURPOSE ACKNOWLEDGEMENT

STATE OF Oklahoma S.S.  
COUNTY OF Oklahoma

On Sept 25, 2012 before me, Debrah Winters (insert notary name) a Notary Public in and for said state, personally appeared Jane Rhoades (Print Name) as Vice President (Print Title) of MidFirst Bank, a federally chartered savings association who provided to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY of PERJURY under the laws of the State of Oklahoma that the foregoing paragraph is true and correct.

WITNESS my hand and seal.


Signature: Debrah Winters  
Print Name: Debrah Winters



**CERTIFICATE OF AUTHORITY**

I, David D. Morgan, Corporate Secretary of MidFirst Bank, a federally chartered savings association (the "Institution"), do hereby certify that at a regularly scheduled meeting of the Board of Directors of the Institution at which meeting a quorum was present and acting throughout, Jane Rhoades was granted authority to execute documentation necessary to convey and finalize the sale of residential properties in the name of and on behalf of the Institution including listing agreements, sales contracts, deeds and other documents required to sell a property with respect to REO transactions, that her authority has not been modified or rescinded and remains in full force and effect on the date hereof.

IN WITNESS WHEREOF, I have hereunto subscribed my name as Corporate Secretary and affixed the seal of MidFirst Bank this 23rd of April, 2010.

  
\_\_\_\_\_  
David D. Morgan, Secretary

