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This Instrument Prepared By:  
Michael H. Harrell  
Abstract & Title Services, Inc.  
111 E. Howard Street  
Live Oak, FL 32064  
ATS No. 1-35689

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DC, P. DeWitt Cason, Columbia County Page 1 of 1 B: 1242 P: 986

## SPECIAL WARRANTY DEED

THIS INDENTURE, Made the 28<sup>th</sup> day of September, 2012, by **First Federal Bank of Florida**, whose mailing address is: 4705 W US Hwy. 90, Lake City, FL 32055, hereinafter called the Grantor, to **Jeffrey E. Jones and Susan A. Jones, Husband and Wife**, whose mailing address is: 204 SW Deanna Terrace, Lake City, FL 32025 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 ten (\$10.00) dollars 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 **Columbia County, Florida**, viz: Part of TAX ID: 08111-118:

**LOT 18, HOLLY HILLS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGES 147 AND 148, OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA.**

TOGETHER WITH all tenements, hereditaments and appurtenances hereto 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 Grantor, but against none other.

SUBJECT TO lien of ad valorem taxes accruing after December 31, 2011; existing road rights of way and utility easements of record, or in visible use and existence; unrecorded hunting leases, if any, licenses, restrictions, reservations (provided however that nothing herein shall be deemed to reimpose the same).

AND said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever from the date of the Grantor acquiring title, through the date of this instrument.

IN WITNESS WHEREOF the said Grantor has hereunto set their hand and seal the day and hear first above written.

Signed, Sealed and Delivered in our presence:

*[Signature]*  
WITNESS  
*[Signature]*  
WITNESS

First Federal Bank of Florida

*[Signature]*  
By: Pam Hitt, Senior Vice President

STATE OF FLORIDA  
COUNTY OF COLUMBIA

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the county aforesaid, to take acknowledgments, personally appeared **Pam Hitt, as Senior Vice President of First Federal Bank of Florida**, to me known to be the person described in and who executed the foregoing instrument and acknowledged before me that she executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 27<sup>th</sup> day of September, 2012.

*[Signature]*  
NOTARY PUBLIC  
My Commission Expires:

