

Prepared as to form only

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made this 9th day of February, 1988, between ROOSEVELT JAMES AND HIS WIFE, SARAH LEE JAMES, whose address is Route 2, Box 252-A, High Springs, Florida 32643, hereafter called the "Grantors", and JERRY LEWIS JAMES, whose address is _____, hereafter called "Grantee";

W I T N E S S E T H

That the Grantor, for and in consideration of the sum of One Dollars (\$1.00), in hand paid by the Grantee, and other valuable consideration, the receipt of which is hereby acknowledged, does hereby grant, bargain and sell to the Grantee forever, the lands described as follows, in the County of Columbia, State of Florida:

TOWNSHIP 7 SOUTH, RANGE 17 EAST

SECTION 21: North 8 acres of the South 12 acres of E 1/2 of NE 1/4 of SW 1/4, less and except a 2 acre parcel of land described as follows:

Begin at NE corner of South 12 acres of E 1/2 of NE 1/4 of SW 1/4 and run West 420'; South 210'; East 420'; and North 210' to Point of Beginning.

SUBJECT TO: Taxes for 1988 and subsequent years, easements, reservations and restrictions of record, if any, visible easements and applicable zoning regulations.

To have and to hold the above-described property with appurtenances unto the Grantee forever, and the Grantors hereby covenants with said Grantee that it is lawfully seized of said land described herein in fee simple; that it has good and lawful authority to sell and convey said land and will defend the same against the lawful claims of all persons claiming by, through or under the said Grantors.

IN WITNESS WHEREOF the Grantors have caused the presents to be executed the day and year first above written.

Signed, sealed and delivered in the presence of:

[Signature]
Karen Robinson

[Signature]
Roosevelt James
[Signature]
Sarah Lee James

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing was acknowledged before me this 9th day of February, 1988, by Roosevelt James and his wife, Sarah Lee James.

[Signature]
Notary Public
My Commission Expires _____

(A PARTIAL SET)

Post Office Box 1029
High Springs, Florida 32643