

Prepared by:
Michael H. Harrell
Abstract & Title Services, Inc.
111 East Howard Street
Live Oak, Florida 32064

ATS# 1-37501

Special Warranty Deed

THIS WARRANTY DEED made the 7 day of August, 2015, by First Federal Bank of Florida, hereinafter called the Grantor, whose address is 4705 US Hwy 90 West, Lake City, Florida 32055, to Alvin D. Jernigan, Jr., hereinafter called the Grantee, whose post office address is 3031 NW Moore Road, Lake City, Florida 32055;

(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 COLUMBIA COUNTY, Florida, viz: Parcel ID# R08360-015

LOT 15, VILLAGE WOOD, UNIT 1, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 4, PAGE 49, PUBLIC RECORDS OF COLUMBIA 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 does hereby covenant with Grantee that, except as above noted that, at the time of the delivery of this Deed, the premises were free from all encumbrances made by it, and that it will warrant and defend the same against the lawful claims and demands of all persons claiming by, through, or under it, but against none other.

GRANTOR makes no representation or warranties of any kind or character expressed or implied as to the condition of of said property. The Grantee has inspected and examined the property and are purchasing same based on no representation or warranties expressed or implied made by Grantor but on their own judgment.

Inst 201512013741 Date: 8/12/2015 Time: 1:01 PM

Doc Stamp-Deed: 470.40

DC: P. DeWitt Cason, Columbia County Page 1 of 2 B: 1299 P: 1440

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:

Dawn Copeland
Witness:
Dawn Copeland
Printed Name:

Kathryn E. Baird
Witness:
KATHRYN E. BAIRD
Printed Name:

FIRST FEDERAL BANK OF FLORIDA

By: *Pam Hitt*
Pam Hitt, Senior Executive Vice
President

STATE OF FLORIDA
COUNTY OF COLUMBIA

I hereby certify that on this 6th day of August, 2015, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared PAM HITT, SENIOR EXECUTIVE 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 aforesaid this 6th day of August, 2015.

Kathryn E. Baird
Notary Public

My Commission Expires: 9-7-2015
Notary Seal:

