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DC, P. DeWitt Cason, Columbia County Page 1 of 2 B: 1249 P: 1274

This Instrument Prepared By:
Abstract Trust Title LLC
PO Box 7175
Lake City, Florida 32055

ATT#5468

SPECIAL WARRANTY DEED

THIS INDENTURE, Made the 6th day of February, 2013, by Regions Bank, An Alabama Banking Corp; whose mailing address is 215 Forrest Street, Hattiesburg, MS 39401, hereinafter called the Grantor, Stephan V. Krygier and his wife, Gayle A. Krygier, whose mailing address is: 1816 Route 130, Burlington, NJ 08016, 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: TAX ID: R09272-007

See Exhibit "A" attached hereto and by this reference made a part thereof.

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, DOES HEREBY CONVEYANT with the Grantee, 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 of character expressed or implied as to the condition of the material and workmanship in the dwelling house located on said property. The Grantees have 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.

SUBJECT TO lien of ad valorem taxes accruing after December 31, 2012; 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).

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:

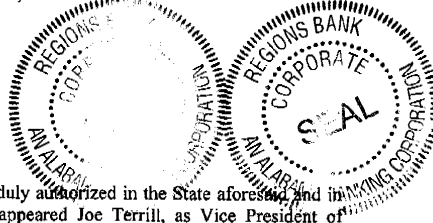
[Signature]
WITNESS Frank Holifield
[Signature]
WITNESS Janice K. Greel

STATE OF Mississippi

COUNTY OF Forrest

Regions Bank, An Alabama Banking Corp.

[Signature]
Joe Terrill, Vice President



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 Joe Terrill, as Vice President of Regions Bank, An Alabama Banking Corp., to me known to be the person described in and who executed the foregoing instrument and acknowledged before me that He executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 6th day of February, 2013.

(SEAL)



[Signature]
NOTARY PUBLIC

My Commission Expires: 1-8-16

ATT#: 5468

EXHIBIT "A"

A parcel of land lying in Section 16, Township 5 South, Range 17 East, Columbia County, Florida, being more particularly described as follows: Commence at the Northwest corner of the North $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of Section 16, Township 5 South, Range 17 East, Columbia County, Florida, and run South 01°08'06" West along the Exhibit A:

West line of said Section 16, a distance of 1154.83 feet; thence South 89°48'00" East a distance of 11.32 feet to the Easterly maintained right of way of Mixon Road (a county maintained road), also being the POINT OF BEGINNING; thence continue South 89°48'00" East along a line being parallel with the North line of the North $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of said Section 16, a distance of 1311.00 feet to the West line of the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of said Section 16; thence continue South 89°48'00" East still along said parallel line 175.85 feet to the Westerly limited access right of way line of Interstate Highway No. 75; thence South 17°47'19" East along said Westerly limited access right of way line 179.97 feet to the North line of the North $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of said Section 16; thence continue South 17°47'19" East still along said Westerly limited access right of way line 697.73 feet to the South line of the N $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of said Section 16; thence North 89°40'45" West along said South line 461.06 feet to the Southwest corner of the North $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of said Section 16; thence North 01°10'21" East along the West line of said North $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ a distance of 663.05 feet to the Northwest corner of said North $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$; thence North 89°43'28" West along the South line of the North $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of said Section 16 a distance of 1310.93 feet to the Easterly maintained right of way line of Mixon Road; thence Northerly along said Easterly maintained right of way line 169.2 feet, more or less, to the POINT OF BEGINNING.