

This Document Prepared By and Return to:
Darryl J. Tompkins, Esquire
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P.O. Box 519
Alachua, FL 32616

Inst: 201312012458 Date: 8/15/2013 Time: 9:08 AM
Doc Stamp-Deed: 924.00
DC, P. DeWitt Cason, Columbia County Page 1 of 2 B. 1259 P. 2300

Parcel ID Number: R01438-027

Special Warranty Deed

This Indenture, Made this 3rd day of July, 2013 A.D., Between
Regions Bank d/b/a Regions Mortgage

of the County of Forrest, State of Mississippi, grantor, and
Lance M. Mathews and Deborah J. Mathews, husband and wife

whose address is: 330 SW Utah Street, Fort White, FL 32038

of the County of Columbia, State of Florida, grantees.
Witnesseth that the GRANTOR, for and in consideration of the sum of

----- DOLLARS,
and other good and valuable consideration to GRANTOR in hand paid by GRANTEES, the receipt whereof is hereby acknowledged, has
granted, bargained and sold to the said GRANTEES and GRANTEES' heirs, successors and assigns forever, the following described land, situate,
lying and being in the County of Columbia State of Florida to wit:

Lots 27 and 28, Block 4 of THREE RIVERS ESTATES, UNIT 23, according
to the Plat thereof as recorded in Plat Book 4, Page(s) 80-80A, of
the Public Records of Columbia County, Florida.

SUBJECT TO THE FOLLOWING:

- A. Zoning restrictions, prohibitions and other requirements imposed
by governmental authority;
- B. Restrictions and matters appearing on the plat and/or common to
the subdivision;

(Continued on Attached)
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 hereby covenants with said grantees that grantor is lawfully seized of said land in fee simple; that grantor has
good right and lawful authority to sell and convey said land; that 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.

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

Signed, sealed and delivered in our presence:

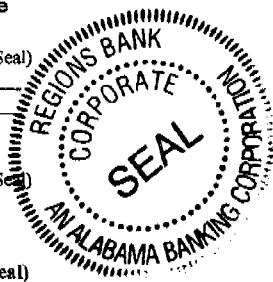
Regions Bank d/b/a Regions Mortgage

Printed Name: Michael W Peters Jr
Witness

By: [Signature] (Seal)
Printed Name: Steven Purser
It's: Vice President
P.O. Address: 215 Forrest Street, Hattiesburg, MS 39401

Printed Name: [Signature]
Witness

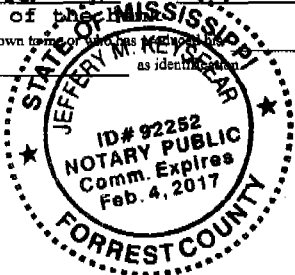
By: _____ (Seal)
P.O. Address: _____



(Corporate Seal)

STATE OF Mississippi
COUNTY OF Forrest

The foregoing instrument was acknowledged before me this 3rd day of July, 2013 by
Steven Purser of Regions Bank d/b/a Regions Mortgage
on behalf of the MISSISSIPPI
who is personally known to me or who has been known to me
as identifying _____



Printed Name: [Signature]
Notary Public
My Commission Expires: _____

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C. Taxes for the year 2013 and subsequent years.

AND THE GRANTOR, DOES HEREBY COVENANT with the Grantee, except as bove-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 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.