

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

Inst.201312012458 Date:8/15/2013 Time:9:08 AM  
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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 3<sup>rd</sup> day of July, 2013 A.D., Between

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 GRANTEE, the receipt whereof is hereby acknowledged, has  
granted, bargained and sold to the said GRANTEE and GRANTEE'S 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;

Together with all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

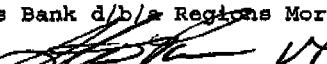
And the grantor hereby covenants with said grantees that grantor is lawfully seized of said land in fee simple; that grantor has good right and lawful authority to sell and convey said land; that grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of 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.

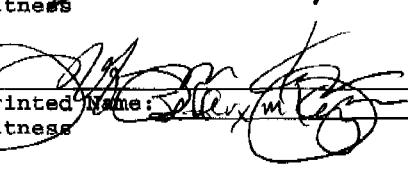
Signed, sealed and delivered in our presence:

Regions Bank d/b/a Regions Mortgage

Printed Name: Michael W. Peters Jr  
Witness

By:  (Seal)

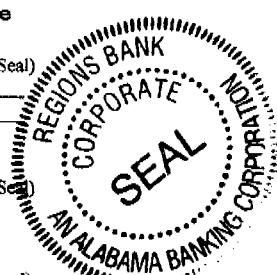
Printed Name: Steven Purser  
It's: Vice President  
P.O. Address: 215 Forrest Street, Hattiesburg, MS 39401

Printed Name:   
Witness

By:  (Seal)

P.O. Address:

(Corporate Seal)



STATE OF Mississippi  
COUNTY OF Forrest

The foregoing instrument was acknowledged before me this 3<sup>rd</sup> day of July, 2013 by  
Steven Purser ... VP  
on behalf of the MISSISSIPPI  
who is personally known to me or whose identity  
is otherwise established to me as identification.



Printed Name:  
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 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 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.