

Prepared By: Lionel J. Postic, Esq. - Florida Bar No.: 416339
Deeds on Demand, LLC, 5029 Corporate Woods Drive, Suite 175, Virginia Beach, VA 23462

Return to:
Priority Title and Escrow, 582 Lynnhaven Parkway Suite 201, Virginia Beach, VA 23452

Property Appraiser's Parcel I.D. (Folio) Number(s): R02829-055

SPECIAL WARRANTY DEED

THIS INDENTURE, Made this 17 day of January, 2017,
by and between FIRST FEDERAL BANK OF FLORIDA, a Florida Corporation, whose post
office address is: 4705 W. US Highway 90, Lake City FL 32055,
hereinafter referred to as "Grantor", and ALFONSO ADAMS and KATHRYN ADAMS,
husband and wife, whose post office address is 226 Southwest Pine Forest Court, Lake City, FL
32024, of the County of Columbia in the State of Florida, hereinafter referred to as "Grantee",

WITNESSETH: That Grantor(s), for and in consideration of the sum of One Hundred Thirty-Five Thousand and 00/100 Dollars (\$135,000.00), and other valuable considerations in hand paid by the Grantee at or before the ensealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, conveyed and confirmed, and by these presents do grant, bargain, sell, convey and confirm, unto the Grantee, as tenants by the entirety with rights of survivorship, and to Grantee's heirs, successors and assigns forever, all the following piece, parcel, lot or tract of land, situated, lying and being in the County of Columbia, State of Florida, and described as follows, to-wit:

Lot 5, Pine Forest, according to the map or plat thereof, as recorded in Plat Book 6, Page(s) 137, of the Public Records of Columbia County, Florida.

IT BEING the same property conveyed to First Federal Bank of Florida by Certificate of Sale filed August 31, 2016, in Case No. 15000441CA, in the Circuit Court of the Third Judicial Circuit, in and for Columbia County, Florida, and Certificate of Title dated 9/13/2016 from Columbia County Circuit Court for the interest of Wayne A. Giles and Jennifer L. Giles, and duly recorded in the Office of the Clerk of the Circuit Court of Columbia County, Florida land records on 9/14/2016 in Book 1322, Page 4.

Parcel No. R02829-055

THIS CONVEYANCE made subject to all easements, and building or use restrictions of record, including, but not limited to, those for public roads and highways, restrictive covenants, utilities, railroads, and pipelines. The conveyance is also subject to all applicable zoning, ordinances, statutes, rules, or regulations, as amended.


TOGETHER with all and singular, the tenements, hereditaments and appurtenances thereunto belonging or appertaining; and every right, title or interest, legal or equitable, of the Grantor, of in and to the same.

TO HAVE AND TO HOLD, the same in fee simple unto Grantee, Grantee's heirs and assigns, to their proper use, benefit and behalf forever.

AND, the Grantor hereby warrants with said Grantee that the Grantor is lawfully seized of said land, and hereby warrants the title of said land and will defend the same against the lawful claims of all persons whomsoever, and that said land is free of all encumbrances, except taxes accruing subsequent to date of transfer.


IN WITNESS WHEREOF, Grantor has hereunto set their hand and seal the day and year first above written.

FIRST FEDERAL BANK OF FLORIDA
a Florida Corporation


By 
Name: James G. Moses
Title: Senior Executive Vice President

Signed, Sealed and Delivered in Our Presence:

Christine Button
Printed Witness Name


Witness Signature

Renee Faulkner
Printed Witness Name


Witness Signature

STATE OF Florida
COUNTY OF Columbia; ss:

The foregoing instrument was acknowledged before me this 17th day of January,
20 17 by James G. Moses as Senior Executive Vice President for
FIRST FEDERAL BANK OF FLORIDA, a Florida Corporation, with full authority on behalf of
said Corporation, who is personally known to me or has produced a _____
as identification.

Renée Faulkner

Notary Public
Renée Faulkner

Notary Public – Printed Name
My Commission expires:

