

Prepared by and return to:

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Special Warranty Deed

This Special Warranty Deed made this 25th day of November, 2013 between Regions Bank whose post office address is 215 Forrest Street, Hattiesburg, MS 39401, grantor, and Dyuana L. Starling whose post office address is 2860 SW Main Blvd., Lake City, FL 32025-0211, grantee.

(Whenever 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 corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Columbia County, Florida, to-wit:

A portion of the SW $\frac{1}{4}$ of SW $\frac{1}{4}$, lying North of State Road No. 250, Section 4, Township 3 South, Range 16 East, Columbia County, Florida, and being more particularly described as follows:

Commence and begin at the Southeast corner of the SW $\frac{1}{4}$ of SW $\frac{1}{4}$ of said Section 4 and thence run N 89°56'43" W, along the South line of said SW $\frac{1}{4}$ of SW $\frac{1}{4}$, a distance of 7.53 feet to a point on the Northeasterly right of way line of State Road No. 250, a 100 foot public right of way; thence run N 55°16'43" W, along the said right of way line, a distance of 1082.63 feet; thence run N 15°24'31" E, now departing from said right of way line, a distance of 365.14 feet; thence run S 89°04'02" E, a distance of 787.23 feet; thence run S 00°47'38" E, a distance of 955.95 feet to the Point of Beginning.

04-36-16

Parcel Identification Number: R 01956-003

SUBJECT TO any valid and existing oil, gas or mineral right, reservation, royalty transfer or mineral deed conveying or reserving any interest in the oil, gas or minerals underlying said lands, or any portion thereof, heretofore executed and duly recorded in the public records of said county

FURTHER SUBJECT TO covenants, conditions, restrictions, easements, reservations and limitations of record, road rights of way and utility easements, if any

Together with all the 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 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 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.

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

Signed, sealed and delivered in our presence.

Janie K. Creel
Witness Name: Janie K. Creel

Regions Bank

By. Joe Terrill, Vice President

Jeffrey M. Kuysean
Witness Name: Jeffrey M. Kuysean

(Corporate Seal)



State of MS
County of Forrest

The foregoing instrument was acknowledged before me this 25th day of November, 2013 by Joe Terrill, as Vice President of Regions Bank, on behalf of the corporation. He/she is personally known to me.

[Notary Seal]

Notary Public

Printed Name.

My Commission Expires

2/14/17