

Return to.  
BridgeTrust Title Group  
1717 Alliant Ave Suite 5  
Louisville, KY 40299

Prepared by  
Jan W. Pitchford, Esq.  
Shumaker, Loop & Kendrick  
240 S. Pineapple Avenue  
Sarasota, FL 34236

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DC,P DeWitt Cason,Columbia County Page 1 of 4 B 1271 P:36

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## Special Warranty Deed

This Special Warranty Deed made this 13<sup>th</sup> day of FEBRUARY, 2014, between Branch Banking and Trust Company, a North Carolina banking corporation whose post office address is 360 Central Avenue Ste. 1600, St. Petersburg, FL 33701, grantor, and John K. Slater, Married, whose post office address is 12427 SW Tustenuggee Avenue, Ft White, FL 32038, 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 of TWELVE THOUSAND AND 00/100 DOLLARS (\$12,000 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 the **Columbia County, Florida**, to-wit

**A parcel of land lying in the NW 1/4 of Section 32, Township 3 South, Range 16 East, more particularly described as follows:**

Commence at the NW corner of said Section 32, and run South 5° 13' 55" West along the West line thereof, 1295.77 feet to a concrete monument marking the SW corner of Kal-Way Subdivision, unrecorded, thence North 88° 40' 34" East along the South line of said Kal-Way Subdivision, 685.65 feet to a concrete monument and the Point of Beginning, thence North 88° 40' 34" East still along the South line of said Kal-Way Subdivision, 8.50 feet, thence North 88° 13' 00" East 675.62 feet to a concrete monument marking the SW corner of the NE 1/4 of NW 1/4 of said Section 32 according to the unrecorded plat of said NE 1/4 of NW 1/4, thence South 5° 09' 29" West, 323.15 feet, thence South 88° 40' 40" West 683.50 feet, thence North 5° 09' 29" East 317.68 feet to the Point of Beginning. In Columbia County, Florida.

Together with: An Easement over and across the North 40.00 feet of lands described in Official Records Book 880, Page 811, of the Public Records of Columbia County, Florida.

Being the same property conveyed to Branch Banking and Trust Company by Certificate of Title dated May 28, 2013, of record in Official Records Book 1255, Page 1880 in the Public Records for Columbia County, Florida.

**Parcel Identification Number: 323S1602422007**

**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 hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land, that the 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 grantors.

**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

Branch Banking and Trust Company, a North Carolina  
banking corporation

Catherine L. Martin  
Witness Name Catherine L. Martin

Inez L. Pool  
By Inez L. Pool, Assistant Vice President

Sandra W. Ortiz  
Witness Name Sandra W. Ortiz

State of Florida

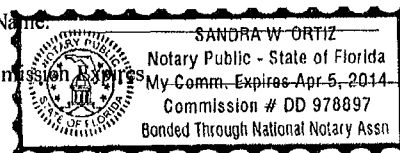
County of Pinellas

The foregoing instrument was acknowledged before me this 13<sup>th</sup> day of FEBRUARY, 2014, by  
Inez L. Pool, Assistant Vice President, of BRANCH BANKING AND TRUST COMPANY, A  
NORTH CAROLINA BANKING CORPORATION, on behalf of the Corporation, she (☒) is personally known to me  
or (☐) has produced \_\_\_\_\_ as identification

Sandra W. Ortiz  
Notary Public

Printed Name:

My Commission Expires

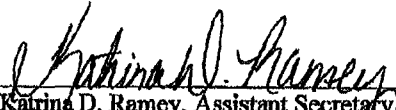


### CERTIFICATE OF INCUMBENCY

I, the undersigned, being the duly elected and acting Assistant Secretary of Branch Banking and Trust Company ("BB&T"), a North Carolina banking corporation, hereby certify as follows:

1. I am familiar with BB&T's Articles of Incorporation and Bylaws. A true excerpt of Article VI, Sections 1-4 of the Bylaws is attached hereto as Exhibit A and incorporated here by reference.

2. Inez L. Pool is a duly elected Assistant Vice President of BB&T and is authorized to execute any and all contracts, deeds, and instruments that are credit or loan related on behalf of BB&T (including any instructions to securities intermediaries), in accordance with the Bylaws of BB&T without any other signature or approval, and that such contract, deed or instrument executed by Inez L. Pool is binding upon BB&T.

  
Katrina D. Ramey, Assistant Secretary

STATE OF NORTH CAROLINA  
COUNTY OF FORSYTH

I, a Notary Public of the County and State aforesaid, certify that Katrina D Ramey appeared before me this day and acknowledged the execution of the foregoing instrument in her capacity as Assistant Secretary of Branch Banking and Trust Company, a North Carolina banking corporation.

Witness my hand and official stamp or seal, the 9th day of September, 2013.

My commission expires:

(Notary Seal)

  
Notary Public

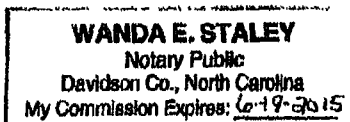


Exhibit A

ARTICLE VI

Contracts, Loans and Deposits

1. Contracts: The Board of Directors may authorize such officers as it deems appropriate to enter into any contract or execute and deliver any instrument on behalf of the bank, and such authority may be general or confined to specific instances. In addition, unless the Board determines otherwise, each officer of the bank shall have such authority as may be incident to his or her particular office to enter into contracts and execute and deliver instruments on behalf of the bank.
2. Loans: No loans shall be contracted on behalf of the bank, as debtor, and no evidence of indebtedness on behalf of the bank shall be issued in its name unless authorized by the Board of Directors. Such authority may be general or confined to specific instances.
3. Checks and Drafts: All checks, drafts or other orders for the payment of money issued in the name of the bank shall be signed by such officer(s), employee(s), or agent(s) of the bank and in such manner as shall from time to time be determined by the Board of Directors or the Chief Executive Officer.
4. Deposits: All funds of the bank not otherwise employed shall be deposited from time to time to the credit of the bank in such depositories as may be selected by the Board of Directors by resolution.