

Prepared By and Return To:

Donna R. Furney S/P \$88,000.00
Bonney & Associates, PA
445 Grace Avenue
Panama City, FL 32401

File No. 2012.1068T

Property Appraiser's Parcel I.D. (folio) Number(s)
00-4412, 00-3316

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made this November 16, 2012 by First National Bank of Decatur County existing under the laws of Georgia, and having its principal place of business at P. O. Box 10, Bainbridge, GA 39818, hereinafter called the grantor and Smith & Whittaker Land Holdings LLC, a Florida Limited Liability Company whose post office address is 501 South West Street, Bainbridge, GA 39819, hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representative and assigns of individuals, and the successors and assigns of corporations.)

WITNESSETH: That the grantor, for and in consideration of the sum of \$ 10.00 and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all the certain land situated in Washington County, Florida, viz:

THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 2 NORTH, RANGE 15 WEST; THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER AND THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 2 NORTH, RANGE 14 WEST, ALL LOCATED IN WASHINGTON COUNTY, FLORIDA.

Subject to encumbrances, easements and restrictions of record and taxes for December 31, 2012.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any wise 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; and hereby warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the said grantor.

Inst:201267006797 Date:11/21/2012 Time:10:32 AM

Doc Stamp-Deed:616.00

DC Linda H. Cook, Washington County B:933 P:274

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SPECIAL WARRANTY DEED
(Continued)

IN WITNESS WHEREOF, the grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers duly authorized, the day and year first above written.

Signed, sealed and delivered in our presence:

Lindsay Walden
(Witness Signature)

Lindsay Walden
(Print Name of Witness)

[Signature]
(Witness Signature)

James REECE
(Print Name of Witness)

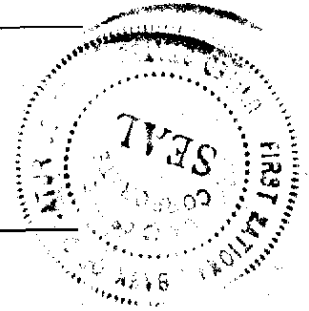
First National Bank of Decatur County

BY: *Wayne L. Sirmons*
Wayne L. Sirmons
It's: President

Address:

P. O. Box 10

Bainbridge, GA 39818



STATE OF GEORGIA

COUNTY OF DECATUR

I, the undersigned, a Notary Public of the County and State first above written, do hereby certify that Wayne L. Sirmons, President of First National Bank of Decatur County, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 15th day of November 2012.

Amanda Harvey
Notary Public

My Commission Expires: OCT 24, 2014

(SEAL)



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