

THIS INSTRUMENT PREPARED BY:  
Dale G. Westling, Sr., P.A.

331 East Union Street  
Jacksonville, FL 32202

RECORD AND RETURN TO:  
Dale G. Westling, Sr., P.A.  
331 East Union Street  
Jacksonville, FL 32202

RE PARCEL ID #: 141529-0000

### SPECIAL CORPORATE WARRANTY DEED

**THIS SPECIAL WARRANTY DEED** made this 28th day of February, 2007 by ~~Bank~~ Ameris Bank f/k/a American Banking Company, a Georgia Bank, successor by merger with First National Bank, successor by merge with The First Bank of Brunswick, a Georgia Bank, hereinafter referred to as Grantor, whether one or more, and whose address is Post Office Box 6090, St. Marys, GA 31558, to Douglas S. Hughes, an unmarried man, hereinafter referred to as Grantee, whether one or more, and whose address is 5203 Appleton Avenue Jacksonville FL 32210

(Wherever used herein the term "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.)

#### WITNESSETH:

THAT Grantor, for and in consideration of the sum of Ten and NO/100 Dollars and other valuable considerations, in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to Grantee the following described land situate, lying and being in the County of Duval, State of Florida to wit:

**More particularly described in Exhibit "A" attached hereto and made a part of by reference hereof.**

**SUBJECT TO** taxes accruing subsequent to **December 31, 2006.**  
**SUBJECT TO** covenants, restrictions and easements of record, if any; however, this reference shall not operate to reimpose same.  
**TOGETHER** with all the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining  
**AND** Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims arising by, through or under Grantor.

**IN WITNESS WHEREOF,** Grantor has caused this instrument to be executed in its name by its duly authorized officer(s) and caused its corporate seal to be hereto affixed the day and year first above written.

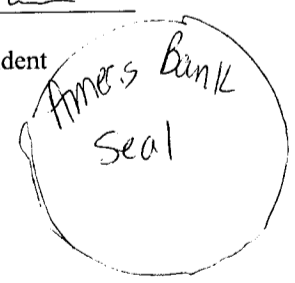
Signed, sealed and delivered in our presence:

Cheryl Coy  
Witness

Dale G. Westling Sr.  
Witness

Ameris Bank

Dale R. Hoylman  
By: Dale R. Hoylman  
Its: Assistant Vice President



STATE OF Florida  
COUNTY OF Duval

The foregoing instrument was acknowledged before me this 28th day of February, 2007 by Dale R. Hoylman, Assistant Vice President of Ameris Bank f/k/a American Banking Company, a Georgia Bank, successor by merger with The First National Bank, successor by merger with The First Bank of Brunswick, a Georgia Bank. He/She/They have produced (Personally Known) as identification.

Cheryl Coy  
Notary Public, County and State Aforesaid

Notary Printed Signature

My commission expires: \_\_\_\_\_



**Cheryl Coy**  
Commission # DD279922  
Expires February 5, 2008  
Bonded Troy Fain - Insurance, Inc. 800-385-7019

## Exhibit A

THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND SITUATE, LYING AND BEING IN THE CITY OF JACKSONVILLE, COUNTY OF DUVAL, STATE OF FLORIDA, TO WIT: PART OF LOTS TEN (10) AND ELEVEN (11), BLOCK ONE (1), ARLINGTON TERRACE, AS RECORDED IN PLAT BOOK 19, PAGE 70, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE SOUTHEASTERLY CORNER OF SAID LOT 11; THENCE SOUTH 89 DEGREES 39 MINUTES 50 SECONDS WEST ALONG THE NORTHERLY LINE OF LARKIN ROAD (FORMERLY GOULD ROAD), A DISTANCE OF 213.88 FEET; THENCE NORTH 0 DEGREES 20 MINUTES 10 SECONDS WEST, A DISTANCE OF 89.26 FEET TO THE SOUTHERLY LINE OF STATE ROAD 10-A, 200 FOOT RIGHT OF WAY; THENCE NORTH 89 DEGREES 39 MINUTES 50 SECONDS EAST, ALONG SAID SOUTHERLY LINE, A DISTANCE OF 147.38 FEET TO A POINT; THENCE SOUTHEASTERLY ALONG AND AROUND A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 35.5 FEET, AN ARC DISTANCE OF 37.37 FEET, SAID CURVE HAVING A CHORD BEARING AND DISTANCE OF SOUTH 60 DEGREES 10 MINUTES 45 SECONDS EAST, 35.67 FEET; THENCE SOUTH 30 DEGREES 01 MINUTES 30 SECONDS EAST, A DISTANCE OF 39.25 FEET TO THE EASTERLY LINE OF SAID LOT 11; THENCE SOUTH 23 DEGREES 52 MINUTES 30 SECONDS EAST, ALONG SAID EASTERLY LINE, A DISTANCE OF 40.63 FEET TO THE POINT OF BEGINNING.

LESS THAT CERTAIN PORTION OF SAID PREMISES CONDEMNED BY THE STATE OF FLORIDA FOR ROAD PURPOSES IN A CONDEMNATION PROCEEDING IN THE CIRCUIT COURT OF THE FOURTH JUDICIAL CIRCUIT, DUVAL COUNTY, DIVISION A, ACTION NUMBER 66-1779-L, THE STATE ROAD DEPARTMENT OF FLORIDA; AN AGENCY OF THE STATE OF FLORIDA, PETITIONERS VS REPROCO. INC., ET AL, DEFENDANTS, AND DESCRIBED AS PARCEL NO. 7 OF THE ORDER OF TAKING ENTERED IN SAID ACTION ON SEPTEMBER 6, 1966.