

**** OFFICIAL RECORDS ****
BOOK: 1545 PAGE: 1528
FILE# 95-004210
BAY COUNTY, FLORIDA
DEED DOC STAMPS 115.50

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 11th day of January 1995, between
Bankers Trust Company of CA whose address is:
4 Albany STREET, New York, NY 10008
of County of New York, State of New York, party
of the first part and Hildrie O. Peel and wife, Lou C. Peel whose
address is 1515 Sherman Ave. Panama City, FL 32404

County of Bay, State
of Florida party of the second part,

WITNESSETH: That the said party of the first part for and in
consideration of the sum of Ten dollars and other valuable considerations
to it in hand paid by the party of the second part, the receipt whereof
is hereby acknowledged, has granted, bargained, and sold to the said
party of the second part, their heirs, and assigns forever, the following
described land, lying and being in the County of Bay and the State of
Florida, to-wit:

Beginning at the Southeast corner of Lot 108 according to St. Andrews
Bay Development Company's plat of Section 34, Township 3 South,
Range 14 West; running thence North 90 feet; thence West 165 feet;
thence South 90 feet; thence East 165 feet; located in and being a
part of said Lot 108; LESS AND EXCEPT the R/W across the North side of
said real property for 16th Court and the R/W across the East side of
the real property for Sherrman Avenue.

SUBJECT, however, to all taxes and assessments levied or assessed
against the same subsequent to December 31, 1994; and SUBJECT also to
all dedications, easements or restrictions of record.

AND the said party of the first part does hereby specially warrant
the title to said land, and will defend the same against the lawful
claims of all persons claiming the same by, through or under the party
of the first part but not otherwise.

IN WITNESS WHEREOF, the party of the first part has caused these presents to be executed in its corporate name ~~by it's Attorney in fact and its corporate seal~~ to be hereunto affixed the day and year first above mentioned.

Bankers Trust Company of CA

By *[Signature]*
KATHLEEN BARRY Vice President

Official Corporate Seal

Signed, sealed and delivered in the presence of:

[Signature]
[Signature]

State of NEW YORK
County of NEW YORK

Before me personally appeared Kathleen Barry to me well known and to be the Vice President for Bankers Trust Company of CA corporation named in the foregoing instrument and known to me to be the person who as such officer of said corporation executed the same, and then and there did acknowledge before me that said instrument is the free act and deed of said corporation; that it was executed by as such officer for the purposes therein expressed; and that the seal thereunto affixed is corporate seal by her in like capacity affixed, all under authority in him duly vested. Personally known to me.
No oath taken.

WITNESS my hand and official seal in the above named County and State, this 11th day of JANUARY, 1995.

[Signature]
NOTARY PUBLIC

My commission expires: 5/1/99

This instrument prepared by
Phyllis N. McLawhorn An Officer
of Bay County Land & Abstract Co., Inc.
011-A W. 23rd St. Panama City, Florida 32405
for purposes of Title Insurance 802-131364

MAURICE SANDS
Notary Public, State of New York
No. 3148110
Qualified in Queens County
Commission Expires Nov. 30, 1999

RCD Jan 31 1995 10:54 am
HAROLD BAZZEL, CLERK