

Prepared by and Return to:  
Diamond Title Agency, Inc.  
Mark Stockdale  
11053 Hutchison Boulevard  
Panama City Beach, Florida 32407  
Our File Number: 13-28365

For official use by Clerk's office only

STATE OF Florida ) SPECIAL WARRANTY DEED  
COUNTY OF Bay ) (Corporate Seller)  
)

THIS INDENTURE, made this April 19, 2013, between United Community Bank, a Georgia corporation, whose mailing address is: 635 Whitlock Avenue, Marietta, Georgia 30064, party of the first part, and Cobia Street Area, LLC, whose mailing address is: 212 Dahlonga Street, Suite 200, Cumming, Georgia 30040, party/parties of the second part,

WITNESSETH:

First party, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, aliens, remises, releases, conveys and confirms unto second party/parties, his/her/their heirs and assigns, the following described property, to-wit:

A PARCEL OF LAND BEING A PORTION OF LOTS 1 AND 2, BLOCK 16, BEL AIR SUBDIVISION AS RECORDED IN PLAT BOOK 8, PAGE 28 IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF BAY COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCE AT THE SOUTHWESTERLY CORNER OF SAID LOT 1, BLOCK 16; THENCE NORTH 35 DEGREES 39 MINUTES 35 SECONDS EAST ALONG THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF COBIA STREET (50 FOOT RIGHT OF WAY) 90.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE NORTH 35 DEGREES 39 MINUTES 35 SECONDS EAST, 30.00 FEET; TO THE NORTHWESTERLY CORNER OF SAID LOT 1, BLOCK 16, SAID POINT BEING AT THE INTERSECTION OF SAID COBIA STREET AND THOMAS DRIVE (STATE HIGHWAY NO. 392 100 FOOT RIGHT OF WAY), THENCE SOUTH 52 DEGREES 04 MINUTES 25 SECONDS EAST ALONG THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID THOMAS DRIVE 100.00 FEET TO THE SOUTHEASTERLY CORNER OF SAID LOT 2, BLOCK 16; THENCE SOUTH 35 DEGREES 39 MINUTES 35 SECONDS WEST, ALONG THE SOUTHEASTERLY LINE OF SAID LOT 2, BLOCK 16, 30.00 FEET; THENCE DEPARTING SAID SOUTHEASTERLY LINE, RUN NORTH 52 DEGREES 04 MINUTES 25 SECONDS WEST, 100.00 FEET TO THE POINT OF BEGINNING.

Subject, however, to all covenants, conditions, restrictions, reservations, limitations, easements and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, 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 party of the first part hereby covenants with said party of the second part, that it is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land; that it 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 the party of the first part.

IN WITNESS WHEREOF, first party has signed and sealed these present the date set forth on April 19, 2013.

Signed, sealed and delivered  
in the presence of:

United Community Bank

Kevin Townsend  
Witness signature  
Kevin Townsend  
Print witness name  
Kim Robinson  
Witness signature  
Kim Robinson  
Print witness name

By: [Signature]  
Print Name: Donald C. Chapman, Jr.  
Title: Special Assets Officer



State of GEORGIA  
County of HENRY

THE FOREGOING INSTRUMENT was acknowledged before me this \_\_\_\_ day of April, 2013 by Donald C. Chapman, Jr., Special Assets Officer of United Community Bank who is personally known to me or who has produced drivers license as identification.

Lori A. Sparks  
Notary Public  
LORI A. SPARKS  
Print Notary Name

My Commission Expires: 7-19-14

Notary Seal

