

Prepared by:
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Moore, Hill & Westmoreland, P.A.
Post Office Box 13290
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SPECIAL WARRANTY DEED

STATE OF FLORIDA
COUNTY OF BAY

THIS INDENTURE made this 17th day of May 2010, by ADAGIO, LLC, a Texas Limited Liability Company, hereinafter called the Grantor, to TROY F. SYFRETT, JR., whose post office address is 299 West 23rd Place, Panama City, Florida 32405, hereinafter called the Grantee:

WITNESSETH: That the Grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in Bay County, Florida, to-wit:

Condominium Unit No. 912 of Pelican Walk, a Condominium, all as set forth in the Declaration of Condominium and the Exhibits annexed thereto and forming a part thereof, recorded in Official Records Book 942, at Page 917, of the Public Records of Bay County, Florida. The above description includes, but is not limited to, all appurtenances to the condominium unit above described, including the undivided interest in the common elements of said condominium.

Parcel No. 30585-608-000

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING:

Conditions, restrictions, limitations and easements of record, if any, but this provision shall not operate to re-impose the same.

Zoning and other governmental regulations.

Taxes and assessments for 2010 and subsequent years.

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 whomsoever.

This Deed is an absolute conveyance of title in effect as well as in form, and is not intended as a mortgage, trust conveyance or security of any kind. It is not intended that this Deed operate to effect any merger of the fee interest of Grantee in the property with the still outstanding mortgage lien and security agreement on the property held by Grantee, it being specifically intended that such rights of Grantee in the property shall survive the execution and delivery of the Deed and remain outstanding. The consideration therefore, in addition to that hereinabove set forth, is full release of all debts, obligations, and charges heretofore subsisting on account of and by the terms of that Real Estate Mortgage heretofore existing on the property herein conveyed. The Real Estate Mortgage is dated the February 27, 2009, executed by Adagio, LLC and recorded in Official Records Book 3134, at Page 2065 of the Public Records of Bay County, Florida. This conveyance completely satisfying said obligation and terminating said Real Estate Mortgage and Note secured thereby and any effect thereof in all respects.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

ADAGIO, LLC

Mark D. Davis
Print: MARK D. DAVIS

By: [Signature]
BENJAMIN D. SUMMERS, Its Manager
Address: 5100 Westheimer, Suite 115
Houston, TX 77056

Genara C. Reep
Print: Genara C. Reep

STATE OF Florida
COUNTY OF Walter

The foregoing instrument was acknowledged before me this 17th day of May, 2010, by Benjamin D. Summers as Manager of Adagio, LLC, who is personally known to me or who has produced TEXAS DR. LIC as identification and who did not take an oath.

My Commission Expires:

[Signature]
NOTARY PUBLIC

