

This instrument prepared by:
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STATE OF FLORIDA
BAY COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration paid to the undersigned, SunSouth Bank (the "Grantor"), by Hidden Lagoon Villas Home Owners Association, Inc., a Florida corporation (the "Grantee"), the receipt of which is hereby acknowledged, the Grantor does hereby grant, bargain, sell and convey unto the Grantee the real estate described on Exhibit A attached hereto and situated in Bay County, Florida.

Together with all the rights, tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

This conveyance is subject to:

1. All easements, restrictions and encumbrances of record.
2. Ad valorem taxes for the 2011 tax year and all subsequent years.

TO HAVE AND TO HOLD to the Grantee, its successors and assigns forever.

And the Grantor does for itself and for its successors and assigns covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of premises; that they are free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; and that it will and its successors and assigns shall warrant and defend the same to the Grantee, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, SunSouth Bank has caused this instrument to be executed by its duly authorized officer this 14th day of June, 2012.

SUNSOUTH BANK

By

James Goodson
Its Sr. Vice President

Witnesses:

Anna Dobbins

Anna Dobbins
PRINT NAME

Erin Scott

Erin Scott
PRINT NAME

STATE OF ALABAMA)

Coffee COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James Goodson, whose name as Sr. Vice President of SunSouth Bank, a state banking corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this 14th day of June, 2012.

[Signature]
Notary Public

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: August 3, 2014
BONDED THRU NOTARY PUBLIC UNDERWRITERS

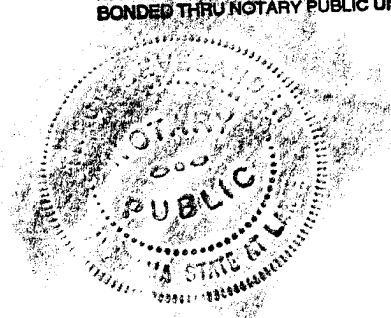


EXHIBIT A
TO WARRANTY DEED

PARCEL 1

60' RIGHT-OF-WAY:

COMMENCE AT A 4" x 4" CONCRETE MONUMENT (LB 6682), SAID POINT BEING THE NORTHWEST CORNER OF HIDDEN LAGOON, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 22, PAGE 18, IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, BAY COUNTY, FLORIDA; THENCE ALONG THE NORTH LINE OF SAID SUBDIVISION, NORTH 89°40'03" EAST, A DISTANCE OF 80.00 FEET TO A 4" x 4" CONCRETE MONUMENT (LB 6682), SAID POINT BEING AT THE INTERSECTION OF THE WEST RIGHT-OF-WAY OF TIKI DRIVE AND THE NORTH LINE OF SAID SUBDIVISION; THENCE CONTINUE NORTH 89°40'23" EAST A DISTANCE OF 60.00 FEET TO PERMANENT CONTROL POINT (LB 6682) SAID POINT BEING ON THE EAST RIGHT-OF-WAY OF TIKI DRIVE; THENCE DEPARTING SAID NORTH LINE AND ALONG SAID EAST RIGHT-OF-WAY, SOUTH 00°22'17" EAST, A DISTANCE OF 939.10 FEET TO A 4" x 4" CONCRETE MONUMENT (LB 6682; THENCE 45.78 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 130.00 FEET AND A DELTA ANGLE OF 20°10'42", (CHORD BEARING-SOUTH 09°43'04" WEST & CHORD DISTANCE OF 45.55 FEET), TO A POINT, SAID POINT BEING ON THE NORTH RIGHT-OF-WAY, BEING NORTH LAGOON DRIVE ALSO KNOWN AS COUNTY ROAD 3030, THENCE DEPARTING SAID EAST RIGHT-OF-WAY OF TIKI DRIVE AND ALONG SAID NORTH RIGHT-OF-WAY, NORTH 56°21'02" WEST, A DISTANCE OF 63.51 FEET TO A ½" CAPPED IRON ROD (LB 6682) SAID POINT BEING ON THE WEST RIGHT-OF-WAY TIKI DRIVE; THENCE DEPARTING NORTH RIGHT-OF-WAY OF NORTH LAGOON DRIVE, AND ALONG SAID WEST RIGHT-OF-WAY, 9.33 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 70.00 FEET AND A DELTA ANGLE 07°38'25", (CHORD BEARING-NORTH 03°26'56" EAST AND A CHORD DISTANCE OF 9.33 FEET) TO A 4" x 4" CONCRETE MONUMENT (LB 6682); THENCE NORTH 00°22'17" EAST, A DISTANCE OF 939.15 FEET TO THE POINT OF BEGINNING.

PARCEL 2

COMMON AREA AND STORM WATER RETENTION AREA:

COMMENCE AT A 4" x 4" CONCRETE MONUMENT (LB 6682), SAID POINT BEING THE NORTHWEST CORNER OF HIDDEN LAGOON, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 22, PAGE 18, IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, BAY COUNTY, FLORIDA AND ALSO BEING THE POINT OF BEGINNING; THENCE ALONG THE NORTH LINE OF SAID SUBDIVISION, NORTH 89°40'03" EAST, A DISTANCE OF 80.00 FEET TO A 4" x 4" CONCRETE MONUMENT (LB 6682), SAID POINT BEING ON THE WEST RIGHT-OF-WAY OF TIKI DRIVE; THENCE DEPARTING SAID NORTH LINE AND ALONG SAID WEST RIGHT-OF-WAY SOUTH 00°22'17" EAST, A DISTANCE OF 32.31 FEET TO A ½" CAPPED IRON ROD (LB 6682); THENCE DEPARTING SAID RIGHT-OF-WAY, SOUTH 89°37'43" WEST, A DISTANCE OF 80.00 FEET

TO A ½" CAPPED IRON ROD (LB 6682); THENCE NORTH 00°22'17" WEST, A DISTANCE OF 32.37'

Parcel 3

COMMON AREA:

COMMENCE AT A 4" x 4" CONCRETE MONUMENT (LB 6682), SAID POINT BEING THE NORTHEAST CORNER OF HIDDEN LAGOON, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 22, PAGE 18, IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, BAY COUNTY, FLORIDA; THENCE ALONG THE EAST LINE OF SAID SUBDIVISION; SOUTH 00°22'17" EAST, A DISTANCE OF 30.00 FEET TO A ½" CAPPED IRON ROD (LB 6682), SAID POINT BEING THE POINT OF BEGINNING; THENCE SOUTH 00°22'17" EAST, A DISTANCE OF 122.20 FEET TO A ½" CAPPED IRON ROD (LB 6682); THENCE SOUTH 89°37'43" WEST, A DISTANCE OF 80.00 FEET TO A ½" CAPPED IRON ROD (LB 6682), SAID POINT BEING ON THE EAST RIGHT-OF-WAY TIKI DRIVE; THENCE ALONG SAID RIGHT-OF-WAY NORTH 00°22'17" WEST, A DISTANCE OF 122.27 FEET TO A ½" CAPPED IRON ROD (LB 6682); THENCE DEPARTING SAID RIGHT-OF-WAY, NORTH 89°40'23" EAST, A DISTANCE OF 80.00 FEET TO THE POINT OF BEGINNING.

Parcel 4

STORM WATER RETENTION AREA (A):

COMMENCE AT A 4" x 4" CONCRETE MONUMENT (LB 6682), SAID POINT BEING THE SOUTHWEST CORNER OF HIDDEN LAGOON, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 22, PAGE 18, IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, BAY COUNTY, FLORIDA AND ALSO THE POINT OF BEGINNING; THENCE ALONG THE WEST LINE OF SAID SUBDIVISION, NORTH 00°22'17" WEST, A DISTANCE OF 22.56 FEET TO A ½" CAPPED IRON ROD (LB 7584); THENCE NORTH 89°37'43" EAST, A DISTANCE OF 80.00 FEET TO A ½" CAPPED IRON ROD (LB 6682), SAID POINT BEING ON THE WEST RIGHT-OF-WAY OF TIKI DRIVE; THENCE ALONG SAID RIGHT-OF-WAY SOUTH 00°22'17" EAST, A DISTANCE OF 66.84 FEET TO A 4" x 4" CONCRETE MONUMENT (LB 6682); THENCE 9.33 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 70.00 FEET AND A DELTA ANGLE OF 07°38'26", (CHORD BEARING-SOUTH 03°26'56" WEST AND CHORD DISTANCE OF 9.33 FEET TO A ½" CAPPED IRON ROD (LB 6682), TO THE NORTH RIGHT-OF-WAY OF NORTH LAGOON DRIVE; THENCE DEPARTING SAID WEST RIGHT-OF-WAY OF TIKI DRIVE AND ALONG SAID NORTH RIGHT-OF-WAY NORTH 56°21'02" WEST, A DISTANCE OF 95.77 FEET TO THE POINT OF BEGINNING.

Parcel 5

STORM WATER RETENTION AREA (B):

COMMENCE AT A 4" x 4" CONCRETE MONUMENT (LB 6682), SAID POINT BEING THE SOUTHEAST CORNER OF HIDDEN LAGOON, ACCORDING TO THE

PLAT THEREOF AS RECORDED IN PLAT BOOK 22, PAGE 18, IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, BAY COUNTY, FLORIDA AND ALSO THE POINT OF BEGINNING; THENCE ALONG THE NORTH RIGHT-OF-WAY NORTH LAGOON DRIVE, NORTH $56^{\circ}21'02''$ WEST, A DISTANCE OF 106.51 FEET TO A POINT, SAID POINT BEING ON THE EAST RIGHT-OF-WAY OF TIKI DRIVE; THENCE DEPARTING THE NORTH RIGHT-OF-WAY OF NORTH LAGOON DRIVE AND ALONG SAID EAST RIGHT-OF-WAY, 45.78 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 130.00 FEET AND A DELTA ANGLE OF $20^{\circ}10'42''$, (CHORD BEARING-NORTH $09^{\circ}43'04''$ EAST AND A CHORD DISTANCE OF 45.55 FEET TO A 4" x 4" CONCRETE MONUMENT (LB 6682); THENCE NORTH $00^{\circ}22'17''$ WEST, A DISTANCE OF 66.84 FEET TO A $\frac{1}{2}$ " CAPPED IRON ROD (LB 6682); THENCE DEPARTING SAID RIGHT-OF-WAY NORTH $89^{\circ}37'43''$ A DISTANCE OF 80.00 FEET TO A $\frac{1}{2}$ " CAPPED IRON ROD (LB 7584); THENCE SOUTH $00^{\circ}22'17''$ EAST, A DISTANCE OF 171.07 FEET TO THE POINT OF BEGINNING.