

DALE G. WESTLING, SR., P.A.
- ATTORNEY AT LAW -
331 EAST UNION STREET
JACKSONVILLE, FL 32202

DEED

This Deed in Lieu of Foreclosure made the 8th day of April, 2009, by MAJESTIC HOMES & DEVELOPERS, INC., a Florida corporation a/k/a MAJESTIC HOMES & DEVELOPMENT, INC., a Florida Corporation, whose mailing address is #2 Springview Dr. Crawfordville Fla. 32327, hereinafter called the Grantor(s), to AMERIS BANK, whose address is: 300 South Irwin Avenue, Ocilla, GA 31774, hereinafter called the Grantee
(Wherever used herein the term "grantor" and "grantee" includes all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.)

Witnesseth: That the Grantor, for and in consideration of the sum of **\$10 and NO/100 Dollars** 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 WAKULLA County, Florida, viz:

Lots 1 through 17 and 19 through 26, Pigotts Pond, according to the map or plat thereof as recorded in Plat Book 4, page(s) 59 and 60, Public Records of Wakulla County, Florida.

It is agreed between the parties hereto that there shall be no merger of estates by virtue of the interests conveyed by this instrument and the interests held by Majestic Homes & Developers, Inc. a/k/a Majestic Homes & Development, Inc., under that certain Mortgage dated April 16, 2007, recorded April 17, 2007 in the Office of the Clerk of WAKULLA County, in Official Records Book 706, Page 514.

This Deed is intended as an absolute conveyance of the title in consideration of the cancellation of the personal liability of the debtor, and is not intended to be additional security.

Title neither guaranteed nor insured by Dale G. Westling, Sr., PA.

Subject to covenants, restrictions and easements of record, if any; however, this reference thereto shall not operate to reimpose same.

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; and that said land is free of all encumbrances.

In Witness Whereof, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

[Signature]
Witness
DAVID A. RICHARDS
Witness printed signature
[Signature]
Witness
DUSTIN T. GRUBBS
Witness Printed Signature

MAJESTIC HOMES & DEVELOPERS, INC.
a Florida corporation a/k/a
MAJESTIC HOMES & DEVELOPMENT, INC.
[Signature]
By: Brad Suber
Its: President

STATE OF FLORIDA : COUNTY OF WAKULLA

The foregoing Deed was acknowledged before me this 8th day of APRIL, 2009, by Brad Suber, President of Majestic Homes & Developers, Inc. a/k/a Majestic Homes & Development, Inc., a Florida corporation, who has produced Florida Drivers License as identification and who did take an oath.

[Signature] BARBARA A. GUZZETTA
NOTARY PUBLIC, State of Florida

