

This instrument prepared by and return to:

Frances Casey Lowe, P.A.  
3042 Crawfordville Highway  
Crawfordville, Florida 32327

PIN: 32-2S-01E-346-04979-004

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made between Ameris Bank, a Georgia corporation f/k/a American Banking Company d/b/a Ameris and Citizens Bank - Wakulla d/b/a Ameris a/k/a Ameris Bank, herein called the Grantor, whose mailing address is 300 S. Irwin Avenue, Ocilla, Georgia 31774, and Dennis V. Johnson, a single man, herein called the Grantee, whose address is 17867 Hwy 9, Summerdale, AL 36580.

Grantor grants and conveys ownership of the property described below to Grantee, along with all of its rights and appurtenances, including any right, title, and interest of Grantor in adjacent streets, alleys, and rights-of-way.

The property consists of the land and all other structures on the land in the County of Wakulla, of the State of Florida, with a legal description of: Lot 4 of SELLARS CROSSING, according to the Plat thereof as recorded in Plat Book 4, Page(s) 72, of the Public Records of Wakulla County, Florida.

The property described in this section is the same property that became vested in Grantor by a Warranty Deed in Lieu of Foreclosure dated September 28, 2009 and recorded in OR Book 808, Page 424 of the Public Records of Wakulla County, Florida.

This deed was made for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration receipt whereof is hereby acknowledged.

Grantor covenants with Grantee that it specially warrants the property conveyed here, and that Grantor and its heirs and personal representatives will forever warrant and defend this property for Grantee and his heirs and personal representatives and assigns, from and against the claims and demands of Grantor and all persons claiming by, through, or under Grantor, but not against the claims of any others.

Subject to taxes for the year 2012 and subsequent years, reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

The covenants made in this deed are legally binding on Grantor and all who lawfully succeed to Grantor's rights and responsibilities, including Grantor's heirs, personal representatives, successors, and assigns. These covenants can be enforced by Grantee and all future owners of the property, including Grantee's heirs, personal representatives, successors, and assigns.

IN WITNESS WHEREOF, Grantor has signed and sealed this deed on the 5th day of December 2011.

Signed and sealed in the presence of:

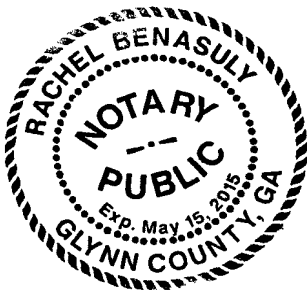
Witness Signature: Lois A. Lewis  
Printed Name: Lois A. Lewis  
Witness Signature: Henry Wilson  
Printed Name: Henry Wilson

Grantor: Ameris Bank  
David Aldridge L.S.  
By: David Aldridge  
Its: Vice President - SAO

STATE OF GEORGIA  
COUNTY OF Glynn

Acknowledged before me, the undersigned authority, on December 5, 2011 by David Aldridge as Vice President of Ameris Bank-SAO, who is personally known to me or produced \_\_\_\_\_ as identification and who did not take an oath.

(Seal)



Rachel Benasuly  
Print Name: Rachel Benasuly  
Notary Public  
My Commission Expires: 5/15/15

Signed and sealed in the presence of:

Harrie A. Lewis

Witness Signature  
Harrie A. Lewis

Printed Name

[Signature]

Witness Signature  
[Signature]

Printed Name

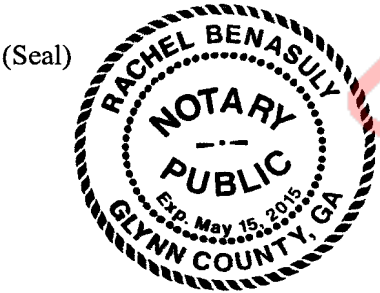
Grantor: ~~Ameris Bank~~

[Signature] L.S.

By: Teresa Jones  
Its: Vice President

STATE OF GEORGIA  
COUNTY OF Glynn

Acknowledged before me, the undersigned authority, on December 5, 2011 by Teresa Jones as Vice President of Ameris Bank, who is personally known to me or produced \_\_\_\_\_ as identification and who did not take an oath.



[Signature]  
Rachel Benasuly  
Print Name  
Notary Public  
My Commission Expires: 5/15/15