

This instrument prepared by:
Regions Mortgage
215 Forrest Street
Hattiesburg, MS 39401

Instrument # 565192
OR BK 1263 Pages 78-3pg(s)
RECORDED 05/30/2012 at 03:52 PM
Danny J. Shipp, Levy County Clerk, Florida
Deed Doc: \$349.30

DEPUTY CLERK MR

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made this 18th day of May, 2012 by

Regions Bank, d/b/a Regions Mortgage, Successor by merger to AmSouth Bank and Successor by merger to Union Planters Bank, N.A.

hereinafter called Grantor to:

Kelly J. Smith

Hereinafter called Grantees, and whose post office address is:

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 into the Grantee all that certain land situate in Levy County, Florida, viz:

1951 NE 154th Ave.
Williston, FL 32696

SEE ATTACHED EXHIBIT "A"

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining.

AND THE GRANTOR, DOES HEREBY CONVEYANT with the Grantee, except as above-noted, that, at the time of the delivery of this Deed, the premises were free from all encumbrances made by it, and that it will warrant and defend the same against the lawful claims and demands of all persons claiming, by, through, or under it, but against none other.

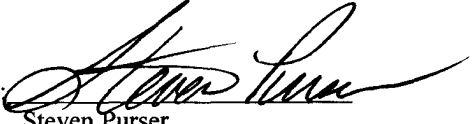
GRANTOR makes no representation or warranties of any kind or character expressed or implied as to the condition of the material and workmanship in the dwelling house located on said property. The Grantees have inspected and examined the property and are purchasing same based on no representation or warranties expressed or implied, made by Grantor, but on their own judgment.

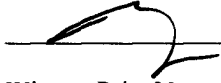
**** THIS DEED IS BEING RERECORDED TO CORRECT THE LEGAL DESCRIPTION****

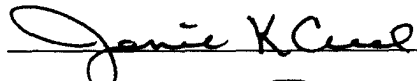
In Witness Whereof, the said Grantor has caused this instrument to be executed in its name by its duly authorized officer and caused its corporate seal to be affixed the day and year first above written.

Regions Bank

Witnessed By:

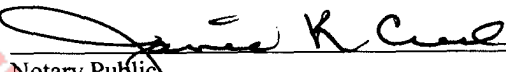
By: 
Steven Purser
Its: Vice President


Witness Print Name: Michael W. Peters Jr.


Witness Print Name: Janice K. Creel

State of **Mississippi**
County of **Forrest**

This Instrument was acknowledged before me this 18th day of May, 2012 before me personally appeared Steven Purser, who acknowledged himself to be Vice President of Regions Bank.


Notary Public
My commission will expire 1-8-16

RETURN TO:
Kelly J. Smith
1951 NE 154 Ave.
Williston, FL 32696
()



R SECURITY TITLE
P O BOX 1300
BRONSON, FL 32621

Exhibit A

~~ALL THAT CERTAIN LAND, SITUATE IN LEVY COUNTY, STATE OF FLORIDA, VIZ: LOT 12, BLOCK 4, VILLAGE OF GREEN THUMBS DEVELOPMENT AS PER PLAT THEROF RECORDED IN PLAT BOOK 3, PAGE 31 OF THE PUBLIC RECORDS OF LEVY COUNTY, BEING THE SAME PROPERTY CONVEYED TO MARVIN COUSINS BY DEED FROM RONALD E AEMENTLES RECORDED 1/31/2005 IN DEED BOOK 927 PAGE 155, IN THE PUBLIC RECORDS OF LEVY COUNTY, FLORIDA. TAX ID# 06323 011 00~~

~~The Real Property of its address is commonly known as Lot 12 Block A Village of Green Thumbs, Williston, FL 33545.~~

Unofficial Copy

File #2013-11451

Exhibit A

Lot 12, Block 4, Village of Green Thumbs Dev, Inc. Unit One, a subdivision according to the plat thereof recorded in Plat Book 3, page 41 of the Public Records of Levy County, Florida.

Unofficial Copy

KAS