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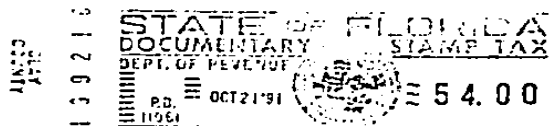
THIS INSTRUMENT WAS PREPARED BY
Eliot J. Safer, Esquire
WITHOUT THE BENEFIT OF TITLE EXAM
4151 Woodcock Drive, Suite 101
Jacksonville, FL 32207

THIS SPECIAL WARRANTY DEED Made the 14 day of October, A.D. 1991 by ROY T. POUND, JR., hereinafter called the Grantor, to HAROLD LEE COPELAND, JR. and JUDY J. COPELAND, his wife, whose post office address is 4549 Allan Lake Road, Lot #7, Keystone Heights, FL 32656, hereinafter called the Grantees:

WITNESSETH: That the Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, release, conveys and confirms unto the Grantees, all that certain land situated in Clay County, Florida, viz:

As more particularly described on Exhibit A attached hereto and made a part hereof

SUBJECT TO that certain Agreement for Deed dated May 30, 1985 recorded in Book 1208, page 306, Official Records, Clay County, Florida.



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 Grantees 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, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the said Grantor.

In Witness Whereof, Grantor has hereunto set his hand and seal the day and year first above written.

Signed and sealed in our presence:

Eina Allen
Eina Allen
David A. Collari
David A. Collari

Roy T. Pound, Jr.
Roy T. Pound, Jr.
6848 St. Augustine Road
Jacksonville, FL 32217

STATE OF FLORIDA
COUNTY OF DUVAL

BEFORE ME, the undersigned authority, personally appeared Roy T. Pound, Jr., to me well known and known to me to be the individual described in and who executed the foregoing instrument, and acknowledged to and before me that he executed the same for the purposes therein expressed.

WITNESS my hand and official seal this 14 day of October, 1991, at Jacksonville, County and State aforesaid.

David A. Collari
Notary Public in and for the County
and State Aforesaid
My comm. expires:



Attached to and made a part of Special Warranty Deed from Roy T. Pound, Jr. to Harold Lee Copeland, Jr. and Judy J. Copeland, his wife

EXHIBIT A

A parcel of land situated in Sections 4 and 9 of Township 8 South, Range 24 East, Clay County, Florida; said parcel being Lot 16 of ALAN LAKE ESTATES, an unrecorded map of lands as surveyed by Joseph G. Knapp, Registered Land Surveyor dated January 18, 1900 and being more particularly described as follows:

Commence at the Southeast corner of Section 9, Township 8 South, Range 24 East, and run N 00 deg 03 min 34 sec E, along the East line of said Section 9 a distance of 1962.06 feet to the Southeasterly right of way line of "H" Lake Road; thence run N 77 deg 09 min 35 sec E, along said Southeasterly right of way line 408.37 feet to an iron pipe and the Southwest corner of Lot 834 of OAK FOREST EXTENSION, an unrecorded subdivision; thence run along the West boundary of said OAK FOREST EXTENSION with the following courses and distances: N 06 deg 28 min 50 sec W, 420.00 feet; N 39 deg 47 min 36 sec E, 496.95 feet; N 50 deg 12 min 24 sec W, 1887.65 feet to an iron pipe; thence leave said Westerly boundary and run S 52 deg 52 min 25 sec W, 552.79 feet to an iron pipe; thence run N 50 deg 02 min 10 sec W, 852.72 feet to an iron pipe; thence run N 71 deg 35 min 38 sec W, 657.62 feet; thence run N 15 deg 01 min 01 sec W, 645.00 feet to an iron pipe and the point of beginning; thence continue N 15 deg 01 min 01 sec W, 225.88 feet to an iron pipe; thence run S 86 deg 49 min 08 sec E, 306.95 feet to the center-line of Alan Lake Road; thence run Southerly along said center-line with a curve concave Easterly, said curve having a central angle of 32 deg 56 min 27 sec, a radius of 130.00 feet and a chord bearing and distance of S 00 deg 33 min 09 sec E, 13.72 feet; thence run S 17 deg 01 min 23 sec E, along said center-line 45.74 feet; thence run S 72 deg 17 min 26 sec E, 275.09 feet to the point of beginning.

Subject to an easement for Utilities and general road purposes across a 30 foot strip of land lying adjacent to and parallel to the above described center-line of Alan Lake Road.

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