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SPECIAL WARRANTY DEED IN LIEU OF FORECLOSURE

THIS SPECIAL WARRANTY DEED is made this 23<sup>rd</sup> day of January, 1993, by HAROLD LEE COPELAND, JR. and JUDY J. COPELAND, his wife, as Grantor, and ROY T. POUND, JR., whose mailing address is 6848 St. Augustine Road, Jacksonville, FL 32217, as Grantee. The terms "Grantor" and "Grantee" shall be deemed to include both the singular and plural where appropriate, and where the masculine gender is used, it shall include the masculine, feminine or neuter gender, where appropriate.

W I T N E S S E T H:

The Grantee now holds a Mortgage on the below described property from Grantor. The Mortgage is dated October 14, 1991, and recorded in Volume 1395, page 1289, public records of Clay County, Florida. By this Special Warranty Deed, the Grantor conveys all of Grantor's interest in the below described property to the Grantee in return for the satisfaction of the above described Mortgage, the unpaid balance being \$7,285.00.

The Grantor, for good and valuable consideration, hereby grants, bargains and conveys to the Grantee, all the right, title, interest, claim and demand which the Grantor has in that parcel of land, situate, lying and being in the County of Clay, State of Florida, to-wit:

As more particularly described on Exhibit A attached hereto and made a part hereof  
RE #04-08-24-006919-675-00

Documentary Tax pg. \$ 5.10  
Certificate # 55300553  
John Keene, Clerk of Circuit Court

By Carol Keene

Grantor covenants with Grantee that Grantor is lawfully seized of the property in fee simple; that Grantor has good right and lawful authority to sell and convey the property; that Grantor warrants the title to the property for any acts of Grantor and will defend it against the lawful claims of all persons claiming by, through or under Grantor.

IN WITNESS WHEREOF, the Grantor has delivered this Deed the day and year first above written.

Signed, sealed and delivered  
in the presence of:

John D. Brown  
WITNESS John D. Brown

MC Catledge  
WITNESS MC CATLEDGE

Harold Lee Copeland Jr.  
Harold Lee Copeland, Jr.

Judy J. Copeland  
Judy J. Copeland  
4549 Allan Lake Road, Lot #7  
Keystone Heights, FL 32656

STATE OF FLORIDA  
COUNTY OF DUVAL

I.D. Drivers License

The foregoing Special Warranty Deed in Lieu of Foreclosure was acknowledged before me this 23<sup>rd</sup> day of January, 1993, by Harold Lee Copeland, Jr. and Judy J. Copeland, his wife, who are personally known to me or who have produced a driver's license as identification and who did take an oath.

John D. Brown  
Notary Public, State of Florida  
at Large. My comm. expires:

My commission expires on OCTOBER 28, 1993  
BONDED AND AGENT'S NOTARY BROKERAGE

Attached to and made a part of Special Warranty Deed in Lieu of Foreclosure executed by Harold Lee Copeland, Jr. and Judy J. Copeland, his wife, to Roy T. Pound, Jr.

OR BOOK 1442 PAGE 0896

#### 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 8 3/4 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, 643.00 feet to an iron pipe and the point of beginning; thence continue N 15 deg 01 min 01 sec W, 225.08 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, 73.72 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, 273.09 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.