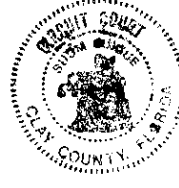


10.50  
31.68  
42.18  
(2)  
10.50  
32.20



Book: 1622  
Page: 0369  
Rec: 09/23/96  
02:22 P.M.  
File# 9635622  
John Keene  
Clerk Of Courts  
Clay County, FL  
FEE: \$10.50  
DOC: \$32.20

# Warranty Deed

This Indenture, Made this 5th day of September, A.D. 19 96. Wherever used herein, the term "party" shall include the heirs, personal representatives, successors and/or assign of the respective parties hereto; the use of the singular number shall include the plural, and the plural the singular; the use of any gender shall include all genders.

BETWEEN McDill Columbus Corporation, a corporation existing under the laws of the State of Florida, having its principal place of business in the County of Hillsborough and State of Florida party of the first part, and Roy T. Pound \* of the County of Duval

and State of Florida party of the second part, WITNESSETH, that the said party of the first part, for and in consideration of the sum of TEN DOLLARS AND 00/100-----Dollars, to it in hand paid by said party of the second part, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said party of the second part forever, the following described land, situate, lying and being in the County of Clay, State of Florida, to wit: Parcel #04-08-24-006919-675-00 Tract 16 - Alan Lake Estates, Clay County Florida as per attached Legal Description.

SUBJECT to recorded reservation to Clay Development Corporation in Deed Book 72, Page 215, as to undivided one-half (1/2) interest in all oil, gas and mineral rights.

SUBJECT to a Homeowners Association which has been formed, which agrees to maintain roads and drainage facilities for an Annual Assessment Fee which Buyer agrees to pay.

SUBJECT to recorded Easements, Reservations, Restrictions and Assessments.

\* 6848 St. Augustine Rd., Jacksonville, Fl. 32217

SATISFIES AGREEMENT FOR DEED DATED MAY 30, 1985.

And the said party of the first part does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, the said party of the first part has caused these presents to be signed in its name by its President, and its corporate seal to be affixed, attested by its the day and year above written.

(Corporate Seal)

McDill Columbus Corporation

Attest: Shirley Miranda, Secretary

By Maynard Fernandez, President

Signed, Sealed and Delivered in our presence:

Marilyn S. Atkins

State of Florida, County of Hillsborough

I hereby certify, That on this 5th day of September A.D. 19 96, before me personally appeared Maynard Fernandez, and Shirley Miranda President and Secretary respectively of McDill Columbus Corporation, a corporation under the laws of the State of Florida, to me known to be the persons described in and who executed the foregoing conveyance to Roy T. Pound

and severally acknowledged the execution thereof to be their free act and deed as such officers, for the uses and purposes therein mentioned; and that they affixed thereto the official seal of said corporation, and the said instrument is the act and deed of said corporation.

Witness my signature and official seal at Tampa in the County of Hillsborough and State of Florida, the day and year last aforesaid.

Personally Known



MARILYN S. ATKINS  
MY COMMISSION # CC346830 EXPIRES  
February 6, 1997  
BONDED THRU TROY FAIR INSURANCE, INC.

This instrument prepared by: and Return to: Maynard Fernandez, P.O. Box 4118, Tampa, Fl. 33677-4118

OR BOOK 1622 Page 0370

Job: F79-278  
Date: February 5, 1980

Description:  
Lot 16  
ALAN LAKE ESTATES

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, 1980 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 1962.86 feet to the Southeasterly right of way line of "M" 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, 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, 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.