

THIS INSTRUMENT PREPARED BY:

Realty Title, Inc.

Joyce Johnson

35 Knight Boxx Rd., Suite 2

Orange Park, FL 32065

RECORD AND RETURN TO:

Realty Title, Inc.

35 Knight Boxx Rd., Suite 2

Orange Park, FL 32065

RE PARCEL ID #: 230425-020602-000-00

## **CORPORATE WARRANTY DEED**

**THIS INDENTURE** made this 17th day of December, 2010 by 21st Mortgage Corporation, hereinafter referred to as Grantor, whether one or more, and whose address is 620 Market Street, Knoxville, TN 37902, to Oliver R. Durham and Michelle L. Durham, husband and wife, hereinafter referred to as Grantee, whether one or more, and whose address is 410 Polk Street, Orange Park, FL 32065

(Wherever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.)

### **WITNESSETH:**

**THAT** Grantor, for and in consideration of the sum of Ten and NO/100 Dollars and other valuable considerations, in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to Grantee the following described land situate, lying and being in the County of Clay, State of Florida to wit:

**A portion of Lot 16, Block 8, Section 19, RIDGEWOOD SUBDIVISION OF ORANGE PARK, according to the plat thereof, as recorded in Plat Book Q, page 663 of the Public Records of Clay County, Florida, said portion being more particularly described as follows:**

**Begin at the most Westerly corner of said Lot 16; thence Southeasterly on the Southwesterly line thereof, also being the Northeasterly line of Polk Avenue (a 50 foot Right-of-Way) 106.88 feet to the most Southerly corner of said Lot 16; thence Northeasterly on the Southeasterly line thereof, 183.75 feet; thence Northwesterly parallel to said Northeasterly line 53.44 feet; thence Northeasterly parallel to said Southeasterly line 20.00 feet; thence Northwesterly, parallel to said Northeasterly line, 53.44 feet to the Northwesterly line of said Lot 16; thence Southwesterly, on last said line, 203.75 feet to the Poin of Beginning.**

**Subject to an easement for ingress, egress, utilities and well water access, covering a portion of said Lot 16, said portion being more particularly described as follows:**

**Begin at the most Westerly corner of said Lot 16; thence Southeasterly on the Southwesterly line thereof, also being the Northeasterly line of Polk Avenue (a 50 foot wide Right-of-Way) 30.00 feet; thence Northeasterly, parallel to the Northwesterly line of said Lot 16, a distance of 148.75 feet; thence Southeasterly parallel to said Northeasterly line, 23.44 feet; thence Northeasterly parallel to said Northwesterly line 55.00 feet; thence Northwesterly parallel to said Northeasterly line, 30.00 feet; thence Southwesterly parallel to said Northeasterly line 25.00 feet; thence Northwesterly parallel to said Northeasterly line, 23.44 feet to said Northwesterly line; thence Southwesterly on last said line, 178.75 feet to the Point of Beginning.**

**TOGETHER WITH THAT CERTAIN 2007 PALH MOBILE HOME BEARING IDENTIFICATION NUMBER PH0916800AFL and PH0916800BFL.**

**SUBJECT TO** taxes accruing subsequent to December 31, 2009.

**SUBJECT TO** covenants, restrictions and easements of record, if any; however, this reference shall not operate to reimpose same.

**AND** Grantor hereby covenants with Grantee that Grantor is lawfully seized of said land in fee simple and fully warrants the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed in its name by its duly authorized officer(s) and caused its corporate seal to be hereto affixed the day and year first above written.

Signed, sealed and delivered in our presence:

Karen Miller  
Karen Miller

Witness

Olivia Trammell  
Olivia Trammell

Witness

STATE OF TN  
COUNTY OF Knox

The foregoing instrument was acknowledged before me this 17 day of December, 2010 by Darlene Irwin, Authorized Signatory for 21st Mortgage Corporation. He/She/They have produced Driver's License as identification.

Jason Wayne Marshall

Notary Public, County and State Aforesaid

Notary Printed Signature

My commission expires: 5-4-2014

21st Mortgage Corporation

by:

Darlene Irwin  
Darlene Irwin, Authorized Signatory



THIS INSTRUMENT WAS PREPARED BY  
Tomie Silver P.O. Box 477  
 ADDRESS KNOXVILLE TN. 37901

RESOLUTION OF THE BOARD OF DIRECTORS  
 OF  
 21<sup>st</sup> MORTGAGE CORPORATION

STEVE HALL  
 REGISTER OF DEEDS  
 KNOX COUNTY

BE IT RESOLVED that Darlene Irwin is hereby authorized and empowered for and on behalf of, and in the name of this corporation, to enter into the following transactions:

To execute such documents as needed to Grant, Bargain, Sell, Convey, and Deliver such real property on behalf of 21<sup>st</sup> Mortgage Corporation, on such terms and conditions as she in her sole discretion deems advisable and to be in the best interest of 21<sup>st</sup> Mortgage Corporation.

BE IT FURTHER RESOLVED that Darlene Irwin is further authorized to execute any documents as shall, in her sole discretion and judgment, be appropriate and desirable to accomplish the foregoing, containing such terms as she in her sole judgment deems advisable to be in the best interest of 21<sup>st</sup> Mortgage Corporation.

Executed as of the 3rd day of February, 2004.

Timothy W. Williams  
 Timothy W. Williams

Richard H. Ray  
 Richard H. Ray

David Jordan  
 David Jordan

Paul Nichols  
 Paul Nichols

I certify that I am the duly acting and qualified Secretary of 21<sup>st</sup> Mortgage Corporation and that:

21<sup>st</sup> MORTGAGE CORPORATION is duly organized and existing under the State of Delaware; that all franchise and other taxes required to maintain its corporate existence have been paid when due and that no such taxes are delinquent; that no proceedings are pending for forfeiture of its Charter or for its dissolution, voluntary or involuntary; that it is duly qualified to do business in the State and is in good standing with the State; that there is no provision in the Articles of Incorporation or Bylaws of said corporation limiting the power of the Board of Directors to pass the resolutions set out above and that the same are in conformity with the provisions of said Articles of Incorporation and Bylaws.

Date: 2/3/04

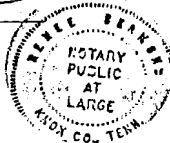
James R. Conner, Secretary  
 21<sup>st</sup> Mortgage Corporation

State of Tennessee  
 County of Knox

Rene Benard  
 Notary

Commission expires: 3/28/07

INSTRUMENT NO. 20040526019838 Page: 1 of 1  
 REC'D FOR REC 02/26/2004 1:24:00PM  
 RECORD FEE: \$12.00  
 N. TAX: \$0.00 T. TAX: \$0.00



REGISTER OF DEEDS OFFICE KNOXVILLE, TENNESSEE

I, SHERRY WITT, REGISTER OF DEEDS FOR KNOX COUNTY TENNESSEE DO HEREBY CERTIFY THAT THE FOREGOING IS A TRUE CERTIFIED COPY OF

THE RESOLUTION OF THE BOARD OF DIRECTORS OF 21<sup>ST</sup> MORTGAGE CORPORATION

FROM 21<sup>ST</sup> MORTGAGE CORPORATION

TO

AS APPEARS ON RECORD IN BOOK \_\_\_\_\_ PAGE \_\_\_\_\_ OR INSTRUMENT NUMBER 20040526019838 OF SAID REGISTERS OFFICE.

WITNESS MY HAND AT OFFICE THIS THE 11 DAY OF June, 20 07

Sherry Witt  
 REGISTER OF DEEDS

Brian Bright  
 DEPUTY REGISTER

