



2010040018 2 PGS

Prepared by and Return to:
Precision Title of the Suncoast, Inc.
Wendy Cortalano
7839 W. Homosassa Trail
Homosassa, Florida 34448
Our File Number: 2010-0083

\$5,700.00

For official use by Clerk's office only

STATE OF MS) SPECIAL WARRANTY DEED
COUNTY OF Forrest) (Corporate Seller)
)

THIS INDENTURE, made this August 18, 2010, between REGIONS BANK, a Alabama corporation, whose mailing address is: 215 Forest Street, Hattiesburg, MS 39404-8001, party of the first part, and LAMONTA D. AIKEN, whose mailing address is: 3330 Shady Creek Court, Jefferson, GA 30549, party/parties of the second part,

WITNESSETH:

First party, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, aliens, remises, releases, conveys and confirms unto second party/parties, his/her/their heirs and assigns, the following described property, to wit:

Lot 2, Block 57, CRYSTAL MANOR UNIT NO. 2 , a subdivision according to the plat thereof recorded at Plat Book 8, Page 112-134, in the Public Records of Citrus County, Florida.

Subject, however, to all covenants, conditions, restrictions, reservations, limitations, easements and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

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, DOES HEREBY COVENANT 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 representations or warranties of any kind of 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 judgement.

IN WITNESS WHEREOF, first party has signed and sealed these present the date set forth on August 18, 2010.

Signed, sealed and delivered
in the presence of:

REGIONS BANK

[Signature]
Witness signature
Steven Purser
Print witness name
[Signature]
Witness signature
Brenda J. Lee
Print witness name

By: [Signature]
Print Name: Joe Terrill
Title: VP

(Corporate Seal)

State of MS
County of Forrest

THE FOREGOING INSTRUMENT was acknowledged before me this 18th day of August, 2010 by Joe Terrill, VP of REGIONS BANK who is personally known to me or who has produced Driver's License as identification.

[Signature]
Notary Public
Jerry M. Kensecar
Print Notary Name

My Commission Expires: 2/4/13

Notary Seal

CERTIFICATE

I, Pamela R. Welch, a duly authorized Assistant Secretary of Regions Bank, hereby certify as follows:

1. That Article III, Section 11 of the By-laws of Regions Bank provides:

“Section 11. Execution of Instruments and Documents. The Chief Executive Officer, or the President, or any Regional or Local President or any Vice President is authorized, in his or her discretion, to do and perform any and all corporate and official acts in carrying on the business of the Bank, including, but not limited to, the authority to make, execute, acknowledge, accept and deliver any and all deeds, mortgages, releases, bills of sale, assignments, transfers, leases (as lessor or lessee), powers of attorney or of substitution, servicing or sub-servicing agreements, vendor agreements, proxies to vote stock or any other instrument in writing that may be necessary in the purchase, sale, lease, assignment, transfer, discount, management or handling in any way of any property of any description held, controlled or used by Bank or to be held, controlled or used by Bank, either in its own or in its fiduciary capacity and including the authority from time to time to open bank accounts with the Bank or any other institution, to borrow money in such amounts for such lengths of time, at such rates of interest and upon such terms and conditions as any said officer may deem proper and to evidence the indebtedness thereby created by executing and delivering in the name of the Bank promissory notes or other appropriate evidences of indebtedness, and to guarantee the obligations of any subsidiary or affiliate of the Bank. The enumeration herein of particular powers shall not restrict in any way the general powers and authority of said officers.

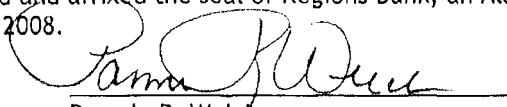
By way of example and not limitation, such officers of the Bank are authorized to execute, accept, deliver and issue, on behalf of the Bank and as binding obligations of Bank, such agreements and instruments as may be within the officer's area of responsibility, including, as applicable, agreements and related documents (such as schedules, confirmations, transfers, assignments, acknowledgments, and other documents) relating to derivative transactions, loan or letter of credit transactions, syndications, participations, trades, purchase and sale or discount transactions, transfers and assignments, servicing and sub-servicing agreements, vendor agreements, securitizations, and transactions of whatever kind or description arising in the conduct of the Bank's business.

The authority to execute and deliver documents, instruments, and agreements may be limited by resolution of the Board of Directors, by a committee of the Board, by the Chief Executive Officer, or by the President, by reference to subject matter, category, amount, geographical location, or any other criteria, and may be made subject to such policies, procedures, and levels of approval as may be adopted or amended from time to time.”

2. I further certify that the following individuals are qualified to act as an officer of Regions Bank, with officer title as specified:

<u>Name</u>	<u>Title</u>
Morgan McCarty	Executive Vice President
Karen Griffis	Senior Vice President
Marianne Garner Lee	Senior Vice President
Brenda Goff	Vice President
Joe Terrill	Vice President
Kristi Matheny	Assistant Vice President

IN WITNESS WHEREOF, I have set my hand and affixed the seal of Regions Bank, an Alabama banking corporation, on this the 19th day of May, 2008.


Pamela R. Welch
Assistant Secretary

