

Prepared by and Return to:  
Wilson, Harrell, Farrington, Ford, et.al., P.A.  
William E. Farrington, II  
307 South Palafox Street  
Pensacola, Florida 32502  
Our File Number: 1-58858

**For official use by Clerk's office only**

STATE OF Florida )  
COUNTY OF Santa Rosa )

**SPECIAL WARRANTY DEED**

(Corporate Seller)

THIS INDENTURE, made this September 8, 2022, between Regions Bank, an Alabama Banking Corporation, whose mailing address is: 5214 Lincoln Road, Hattiesburg, Mississippi 39402, Grantor, and Mack Properties of Northwest Florida, LLC, a Florida Limited Liability Company, whose mailing address is: 1731 West 9 1/2 Mile Road, Cantonment, Florida 32533, Grantee,

**WITNESSETH:**

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, does hereby grant, bargain, sell, aliens, remises, releases, conveys and confirms unto Grantee, his/her/their heirs and assigns, the following described property, towit:

Lot 10, Block 5, of Hickory Shores No. 2, a subdivision as recorded in Plat Book "A", Page 57, of the Santa Rosa 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 said Grantee does hereby covenant with the said Grantors, 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 him, but against none other.

GRANTOR makes no representation or warranties of any kind or character expressed or implied as to the condition of the material and workmanship in the Dwelling house located on said property and improvements 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 judgment.

Wherever used herein, the term "Grantee/Grantor" shall include the heirs, personal representatives, successors and/or assigns of the respective parties hereto, the use of singular member shall include the plural, and the plural the singular, the use of any gender shall include the genders.

IN WITNESS WHEREOF, first party has signed and sealed these present the date set forth on September 9, 2022.

Signed, sealed and delivered in the presence of:

Regions Bank, an Alabama Banking Corporation

Witness signature

*Jeff Couslear*

Print witness name

By:

*[Signature]*

Print Name: Joe Terrill

Title: Senior Vice President

Witness signature

*Miles Dement*

Print witness name

State of

Mississippi

County of

Lamar

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 9th day of September, 2022 by Joe Terrill, Senior Vice President of Regions Bank, an Alabama Banking Corporation who is personally known to me or who has produced \_\_\_\_\_ as identification.

Notary Public

Print Notary Name

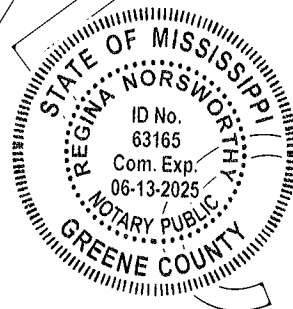
*Regina Norsworthy*

*Regina Norsworthy*

My Commission Expires:

June 13, 2025

Notary Seal





**SECRETARY CERTIFICATE**

I, Andrew S. Nix, a duly elected and qualified Assistant Corporate Secretary of Regions Bank, an Alabama state banking corporation, hereby certify as follows:

- 1. Following is a true and correct copy of Article V, Section 12 of the By-Laws of Regions Bank effective July 21, 2021, as amended by the Board of Directors at a duly convened meeting held on July 21, 2021, at which a quorum was present, and the same are in full force and effect on the date hereof.

**"Section 12. Execution of Instruments and Documents.**

The Chief Executive Officer; the President; any Senior Executive Vice President, Executive Vice President, Senior Vice President or Vice President; or any officer holding the title of Executive Managing Director, Managing Director or Director 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, contracts, 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 the 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, contracts, 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 or a committee of the Board of Directors, 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 individual is qualified to act as an officer of Regions Bank, with officer title as specified below and the signature set forth opposite the name of such person is a genuine signature:

<u>Name</u>	<u>Title</u>	<u>Name</u>	<u>Title</u>
Morgan McCarty	Executive Vice President	Kathie Cook	Vice President
Kathy Bond	Senior Vice President	Deborah Fly	Vice President
Holt Coltharp	Senior Vice President	Michael Dean Patten	Vice President
Rory Ferrell	Senior Vice President	Sandra Powell	Vice President
Brenda Goff	Senior Vice President	Steven Purser	Vice President
Karen Griffis	Senior Vice President	Candice Rakowski	Vice President
Johnny Pearce	Senior Vice President	Shannon Stuart	Vice President
Joe Terrill	Senior Vice President	Kelly Swanner	Vice President
Susan Voss	Senior Vice President		

WHEREOF, I have set my hand and affixed the seal of Regions Bank, an Alabama banking corporation, of this 16<sup>th</sup> day of September 2021.



*Andrew S. Nix*  
Andrew S. Nix, Assistant Corporate Secretary

STATE OF FLORIDA  
COUNTY OF SANTA ROSA

ROADWAY MAINTENANCE DISCLOSURE

ATTENTION: Pursuant to Santa Rosa County Ordinance No. 2000-09 sellers of residential lots are required to disclose to buyers whether a road will be maintained by Santa Rosa County. SANTA ROSA COUNTY WILL NOT ACCEPT FOR MAINTENANCE ANY ROADWAYS NOT BUILT OR IMPROVED TO MEET COUNTY STANDARDS. Ordinance 2000-09 requires this disclosure be attached along with other attachments to the deed or other method of conveyance required to be made part of the public records of Santa Rosa County, Florida.

Note: Acceptance for filing by County employees of this disclosure shall in no way be construed as acknowledgement by the County of the veracity of any disclosure statement. This disclosure is not for the purpose of confirming that the subject property actually abuts the roadway. Only a survey can provide such confirmation.

SANTA ROSA COUNTY  HAS ACCEPTED  HAS NOT ACCEPTED

NAME OF ROADWAY: Hickory Shores Boulevard

LEGAL ADDRESS OF PROPERTY: 4754 Hickory Shores Boulevard

FOR  DIRT ROAD MAINTENANCE  PAVED ROAD MAINTENANCE

The foregoing information has been furnished by the Public Works Department of Santa Rosa County, Florida, on this the 6th day of September 2022

Michael Mulford

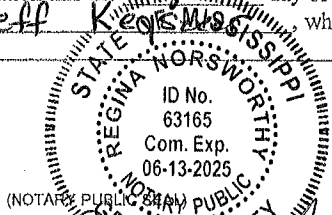
Michael Mulford  
Road and Bridge Superintendent

SELLER:

Name:

Jeff Keegan AMP, Regus Bank

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this the 6th day of September 2022 by Jeff Keegan AMP, Regus Bank who is personally known to me or who has produced \_\_\_\_\_ as identification and who did not take an oath.



Regina Norsworthy  
NOTARY PUBLIC  
My Commission Expires: June 13, 2025  
Commission No.: \_\_\_\_\_

BUYER:

Name:

Pull Mack, mgr of Mack Properties of Northwest Florida, LLC

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this the 9th day of September 2022 by Pull Mack, mgr of Mack Properties of Northwest Florida, LLC who is personally known to me or who has produced \_\_\_\_\_ as identification and who did not take an oath.



TONJIA BROWN  
Commission # GG 302994  
Expires April 13, 2023  
Bonded Thru Budget Notary Services  
(NOTARY PUBLIC SEAL)

Tonja Brown  
NOTARY PUBLIC  
My Commission Expires: \_\_\_\_\_  
Commission No.: \_\_\_\_\_