

Return to:

**R. Michael Souther, P.C.**  
**Post Office Box 978**  
**Brunswick, GA 31521**

\* 70,000<sup>00</sup> - consideration

## WARRANTY DEED

This Warranty Deed made this 30<sup>th</sup> day of September 2013, between

Antonio Moran, Jr., whose address is 2500 Starling Street, Suite 303, Brunswick, GA 31525,  
Grantor, and

The Heritage Bank, whose address is Post Office Box 1009, Hinesville, GA 31310,  
Grantee:

(Whenever used herein the terms "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, trusts and trustees)

**Witnesseth**, that said grantor, for and in consider of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Flagler County Florida to-wit:

**Lot 82, of the Subdivision Plat of Village Marina, recorded in Map Book 33,  
Pages 39-44, Public Records of Flagler County, Florida.**

**Parcel Identification Number 041131-2984-00000-00C0**

Subject to taxes for the year 2013 and subsequent years; Assessments of any homeowner or community association, covenants, conditions, restrictions, easements, reservations, resolutions, and limitations of record, if any.


Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining,

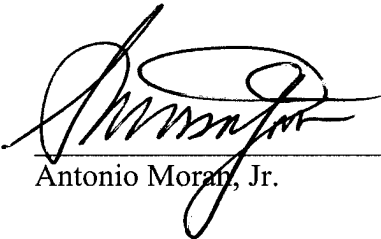
To Have and to Hold, the same in fee simple forever.


And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to this conveyance.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in  
our presence:

  
Witness Name: Carol M. Gaines

  
Antonio Moran, Jr.

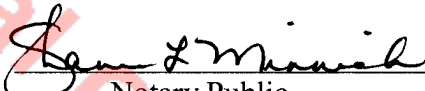
  
Witness Name: R. Michael Southern

State of Florida  
County of Flagler

The foregoing instrument was acknowledged before me this 30<sup>th</sup> day of September, 2013, Antonio Moran, Jr., that I relied upon the following form of identification of the above-named person: He ☒ is personally known to me or ☐ has produced \_\_\_\_\_ as identification.

[Notary Seal]



  
Notary Public  
Printed Name: Shannon L. Minnick  
My Commission Expires: 4/5/15