

**Prepared by:**

Ginger C. Gray  
Bradley Arant Boult Cummings LLP  
1819 Fifth Avenue North  
Birmingham, Alabama 35203

**After recording return to:**

John White II  
Nason, Yeager, Gerson, White & Lioce, P.A.  
3001 PGA Boulevard, Suite 305  
Palm Beach Gardens, Florida 33410

STATE OF FLORIDA )

COUNTY OF PALM BEACH )

**SPECIAL WARRANTY DEED**

KNOW ALL PERSONS BY THESE PRESENTS, that **REGIONS BANK**, an Alabama banking corporation ("Grantor", whose address is 250 Riverchase Parkway East, Suite 600, Birmingham, Alabama 35244, for and in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, to Grantor paid by **691 TEQUESTA, LLC**, a Florida limited liability company ("Grantee", whose address is 5 Pinehill Trail West, Tequesta, Florida 33469, the receipt and sufficiency of which are hereby acknowledged, does hereby grant, bargain, sell and convey to Grantee the following described real property lying and being situated in Palm Beach County, Florida:

See Exhibit A attached hereto and incorporated herein by this reference (the "Property").

Together with all the rights, tenements, hereditaments and appurtenances thereto belonging or in any way appertaining, and the reversion or reversions, remainder or remainders, rents, issues and profits thereof.

This conveyance is subject to:

1. Ad valorem property taxes for the 2018 tax year and all subsequent years.
2. All easements, restrictions, reservations, encumbrances and other matters appearing of record.
3. Zoning and building laws, land use laws, rules, regulations, statutes, and ordinances.

4. Matters that would be disclosed by an accurate survey of the Property.

Grantor covenants that Grantor will warrant and defend the Property against the lawful claims and demands of all persons claiming by, through, or under Grantor, but against none other.

**TO HAVE AND TO HOLD** unto Grantee and its successors and assigns in fee simple forever.

THE SALE AND CONVEYANCE OF THE PROPERTY IS "AS-IS," "WHERE-IS" "WITH ALL FAULTS" AND WITHOUT REPRESENTATION OR WARRANTY OF ANY KIND, EXPRESS, IMPLIED, STATUTORY OR OTHERWISE, ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE BEING EXPRESSLY DISCLAIMED. GRANTOR DOES NOT MAKE ANY REPRESENTATIONS OR WARRANTIES WITH RESPECT TO COMPLIANCE WITH LAWS, RULES, REGULATIONS, AGREEMENTS OR SPECIFICATIONS, NOR WITH RESPECT TO CONDITION, QUALITY, CAPACITY, DESIGN, OPERATION, ABSENCE OR ANY LATENT DEFECTS OR ANY OTHER WARRANTY OR REPRESENTATION WHATSOEVER WITH RESPECT TO THE PROPERTY, ALL OF WHICH ARE EXPRESSLY HEREBY WAIVED BY GRANTEE.

*[Remainder of Page Intentionally Blank]*

IN WITNESS WHEREOF, Grantor has caused this conveyance to be duly executed this 19<sup>th</sup> day of December, 2017.

Witnesses:

**REGIONS BANK,**  
an Alabama banking corporation

Kimberly A. Dunn  
Kimberly A. Dunn  
Print Name

By: Korey J. Cox  
Name: Korey J. Cox  
Title: Vice President

Leigh A Honeycutt  
Leigh A Honeycutt  
Print Name

STATE OF ALABAMA

JEFFERSON COUNTY

The foregoing instrument was acknowledged before me this 19 day of December, 2017, by Korey J. Cox, as Vice President of Regions Bank, an Alabama banking corporation, on behalf of said corporation. Such person did take an oath and: (notary must check applicable box)

☒ is personally known to me  
☐ produced a current \_\_\_\_\_ driver's license as identification.  
☐ produced \_\_\_\_\_ as identification.

(Notary Seal must be affixed)

Randi L Dicus  
Signature of Notary

RANDI L DICUS  
Name of Notary Typed, Printed or Stamped

My Commission Expires: (if not legible on seal): 10/6/2020

RANDI L. DICUS  
Notary Public  
Alabama State at Large

## EXHIBIT A

### Legal Description

**PARCEL 1:**

Parcel 1 of REGIONS TEQUESTA, according to the Plat thereof as recorded in Plat Book 111, Page(s) 115-116, of the Public Records of Palm Beach County, Florida.

**PARCEL 2:**

Parcel 2 of REGIONS TEQUESTA, according to the Plat thereof as recorded in Plat Book 111, Page(s) 115-116, of the Public Records of Palm Beach County, Florida.

**PARCEL 3:**

Parcel 3 of REGIONS TEQUESTA, according to the Plat thereof as recorded in Plat Book 111, Page(s) 115-116, of the Public Records of Palm Beach County, Florida.

**PARCEL 4:**

Parcel 4 of REGIONS TEQUESTA, according to the Plat thereof as recorded in Plat Book 111, Page(s) 115-116, of the Public Records of Palm Beach County, Florida.