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** OFFICIAL RECORDS **
BOOK 2237 PAGE 1962

SPECIAL WARRANTY DEED

STATE OF FLORIDA)
COUNTY OF SARASOTA)

KNOW ALL MEN BY THESE PRESENTS: THIS DEED, made as of the 31st day of August, 1990, by and between LIBERTY NATIONAL LIFE INSURANCE COMPANY, an Alabama corporation (the "Grantor"), and J & A INVESTMENTS OF SARASOTA, INC., a Florida corporation (the "Grantee"), of 4021 North Tamiami Trail, Sarasota, Florida 34234 (use of the terms "Grantor" and "Grantee" shall include singular or plural, the masculine or the feminine, where, as appropriate, and shall also include, but not be limited to, their heirs, assigns or successors in interest).

WITNESSETH THAT:

THE GRANTOR, for and in consideration of the sum of THREE HUNDRED SIXTY-FIVE THOUSAND AND NO/100 (\$365,000.00) DOLLARS and other good and valuable consideration, the receipt whereof is hereby acknowledged, does by these presents grant, bargain, sell and convey to the Grantee, the following described real property, situated, lying and being in the State of Florida, and County of Sarasota, to-wit:

Begin at the Southeast corner of Lot 15, BOLICH PROPERTIES, as per plat thereof recorded in Plat Book 2, Page 145, Public Records of Sarasota County, Florida, thence run Northwesterly along the Westerly boundary line of the Tamiami Trail 100 feet to a point on the said Westerly boundary line of the Tamiami Trail; Thence run West and parallel to the South line of said Lot 15 of BOLICH PROPERTIES, across Lot 12 of BOLICH PROPERTIES and across the West Half of Lot 65 of INDIAN BEACH, as per plat of said INDIAN BEACH recorded in Plat Book 1, Page 96, Public Records of Manatee County, Florida, to a point of the West line of said Lot 65 of INDIAN BEACH; thence run South along the West line of said Lot 65 of INDIAN BEACH; to the Southwest corner thereof; thence run East along the South line of said Lot 65 of INDIAN BEACH and said Lot 15 of BOLICH PROPERTIES to the point of beginning; being in Section 12, Township 36 South, Range 17 East; Sarasota County, Florida.

TRANS NUM:00045403
DOC STAMPS PD: \$2007.50
INTANG. TAX PD: \$.00
KAREN E. RUSHING SARASOTA CO.
BY: *[Signature]* D.C.

✓
Ret - J & A Investments
4021 N. Trail
34234

*15.00
2007.50*

EXCEPT THE FOLLOWING PROPERTY:

Beginning at the Southwest Corner of Lot 65, Plat of INDIAN BEACH as recorded in Plat Book A, Page 33 (Plat Book 1, Page 96, Manatee County Records), of the Public Records of Sarasota County, Florida, thence run North 0 degrees 21' 00" East along the West line of said Lot 65 a distance of 15 feet; thence East and parallel to the South line of said Lot 65 a distance of 55 feet; thence South 0 degrees 21' 00" West and parallel to the West line of said Lot 65 a distance of 15 feet; thence West along the South line of said Lot 65 a distance of 55 feet to the P.O.B. (being in Section 12, Township 36 South, Range 18 East, Sarasota County, Florida and containing 825 square feet), being that same property conveyed by Right-of-Way Deed from Liberty National Life Insurance Company to the City of Sarasota, recorded in Deed Record 287, Page 38, Public Records of Sarasota County, Florida.

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Subject to:

1. Ad valorem taxes for 1990 and all subsequent years.
2. Right-of-Way Deed to the City of Sarasota, a municipal corporation of the State of Florida, recorded in Deed Record 287, Page 38, Public Records of Sarasota County, Florida.
3. Any minerals and mining rights not owned by Seller.
4. All (if any) covenants, restrictions, reservations, easements and rights of way which appear of record in the Public Records of Sarasota County, Florida.
5. All (if any) easements, rights of way, encroachments and other matters which would be revealed by an accurate survey of the Property.
6. Zoning and other restrictions and prohibitions imposed by governmental authority.

TO HAVE AND TO HOLD the same unto Grantee in fee simple forever.

AND THE GRANTOR DOES HEREBY COVENANT with the Grantee, except as above-noted, that, at the time of delivery of this Deed, the premises were free from all encumbrances made by Grantor, and that Grantor will warrant and defend the same against the lawful claims and demands of all persons claiming by, through, or under Grantor, but against none other.

IN WITNESS WHEREOF, the Grantor, by its Executive Vice President who is authorized to execute this conveyance, has hereunto set its signature and seal as of the 31st day of August, 1990.

GRANTOR:

LIBERTY NATIONAL LIFE INSURANCE COMPANY, an Alabama corporation

By: William C. Barclift (Seal)
Its Exec. Vice President

RECORDED
AUG 31 3 49 PM '90

WITNESSES:

Jeanne E. Boyd
Kathryn S. Lamm

STATE OF ALABAMA)
JEFFERSON COUNTY)

The foregoing instrument was acknowledged before me this the 29th day of AUGUST, 1990, by WILLIAM C. BARCLIFT, the EXECUTIVE VICE PRESIDENT of Liberty National Life Insurance Company, an Alabama corporation, on behalf of the corporation.

Mam M. May
Notary Public

My Commission Expires: 11-6-91

This instrument was prepared by
M. Beth O'Neill
Lange, Simpson, Robinson &
Somerville
1700 First Alabama Bank Building
Birmingham, Alabama 35203
(205) 250-5000

RETURN TO:
J+A INVESTMENTS
4021 N. Trail
Sarasota, Fla
34234