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Tax Folio Nos.: 34070-000-000 and 34069-000-000

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made this 24th day of September 2013 between CADENCE BANK, N.A., a national banking association, as successor in interest by merger with Superior Bank, National Association (the "**Grantor**"), whose mailing address is 25 South Links Avenue, Sarasota, FL 34236, and HARPOON HARRY'S PC PROPERTIES, LLC, a Florida limited liability company (the "**Grantee**"), whose mailing address is 8208 Thomas Drive, Panama City Beach, Florida 32408.

WITNESSETH

That Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, to it in hand paid by Grantee, the receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto Grantee, its successors and assigns the following property (the "**Property**") lying and being in BAY COUNTY, Florida, and more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Subject, however, to: (i) taxes and assessments for the current year and subsequent years; (ii) covenants, restrictions and public utility easements of record, (iii) existing zoning and governmental regulations; and (iv) any and all matters that an accurate survey of the Property would reveal; however the preceding references shall not act to reimpose same.

TOGETHER with all the tenements, hereditaments and appurtenances belonging or in any way appertaining to the Property.

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

AND GRANTOR hereby covenants with Grantee that Grantor is lawfully seized of the Property in fee simple; that Grantor has good right and lawful authority to sell and convey the Property; and that Grantor does hereby fully warrant the title to the Property and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed by its duly authorized representative on the day and year first above written.

Exhibit "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF BAY, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:

PARCEL I:

A PIECE AND PARCEL OF LAND BEING IN SAID COUNTY AND STATE, BOUNDED ON THE EAST BY A LINE PARALLEL TO AND 1138 1/2 FEET (COMPUTED AT RIGHT ANGLES BETWEEN THE PARALLEL LINES) WESTERLY OF A STRAIGHT LINE RUNNING FROM THE SOUTHWEST CORNER OF U.S. GOVERNMENT LOT NO. 1 IN SECTION 27, TOWNSHIP 3 SOUTH, RANGE 16 WEST, TO THE NORTHEAST CORNER OF SAID LOT; BOUNDED ON THE NORTH BY THE CENTERLINE OF STATE ROAD NO. 30 (U.S. HIGHWAY NO. 98); BOUNDED ON THE WEST BY A LINE PARALLEL TO AND 152 FEET 3 INCHES WESTERLY OF THE EAST BOUNDARY LINE DESCRIBED ABOVE; AND BOUNDED ON THE SOUTH BY THE GULF OF MEXICO; BEING A PART OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 16 WEST, BAY COUNTY, FLORIDA. LESS RIGHT OF WAY FOR STATE ROAD NO. 30 (U.S. HIGHWAY NO. 98) FORMERLY STATE ROAD NO. 10.

PARCEL II:

A STRIP OF LAND 52 FEET IN WIDTH, MORE FULLY DESCRIBED AS FOLLOWS, TO WIT: BOUNDED ON THE EAST BY A LINE PARALLEL TO AND 1086 1/2 FEET (COMPUTED AT RIGHT ANGLES BETWEEN PARALLEL LINES) WEST OF A STRAIGHT LINE RUNNING FROM THE SOUTHWEST CORNER OF U.S. LOT 1 OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 16 WEST, TO THE NORTHEAST CORNER OF SAID LOT; BOUNDED ON THE NORTH BY THE CENTERLINE OF STATE ROAD NO. 30 (FORMERLY STATE ROAD NO. 10), (U.S. HIGHWAY 98); BOUNDED ON THE WEST BY A LINE PARALLEL TO AND 52 FEET WEST OF THE EAST BOUNDARY LINE DESCRIBED ABOVE; AND BOUNDED ON THE SOUTH BY THE GULF OF MEXICO; BEING A PART OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 16 WEST, BAY COUNTY, FLORIDA.