

BK 5889 PG 243

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LOWNDES COUNTY, GA
CLERK'S OFFICE

16 JAN 29 PM 4:12

LOWNDES COUNTY, GEORGIA
REAL ESTATE TRANSFER TAX

PAID \$ 48.90
DATE JAN 29 20 16

Beth C. Greene
CLERK OF SUPERIOR COURT

Return Recorded Document to
William S. Steinberg
Coleman Talley LLP
910 N. Patterson Street
Valdosta, GA 31601
File No. 35784 002WSS

BETH C. GREENE
CLERK SUPERIOR COURT

WARRANTY DEED

STATE OF GEORGIA

COUNTY OF LOWNDES

This Indenture made this 27th day of January, 2016 between JO CARROL ROUSH, as party or parties of the first part, hereinafter called Grantor, and BOBBY WILSON, as party of the second part, hereinafter called Grantees (the words "Grantor" and "Grantees" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other good and valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipts whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantees, in fee simple, together with every contingent remainder and right of reversion, and to the heirs and assigns, the following described property.

All that tract or parcel of land situate, lying and being in Land Lot 148 in the 11th Land District of Lowndes County, Georgia, being 21.656 acres, more or less, as shown on a plat of survey prepared by Southeastern Surveying, Inc., dated December 31, 2015, and recorded in Plat Cabinet "B", Page 1328, Lowndes County Deed Records, which said plat and the record thereof are incorporated herein and made a part of this description.

THIS CONVEYANCE is made subject to the following:

1. Ad Valorem taxes for the year 2016 and all subsequent years not yet due and payable,
2. Applicable restrictive covenants and/or easements of record.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoove of the said Grantees, in FEE SIMPLE, together with every contingent remainder and right of reversion, and to the heirs and assigns

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantees against the claims of all persons whomsoever