

LOWNDES COUNTY, GA  
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Beth C. Greene  
CLERK OF SUPERIOR COURT

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LOWNDES COUNTY, GEORGIA  
REAL ESTATE TRANSFER TAX  
PAID \$ 0  
DATE Jan 29 20 16  
BETH C. GREENE  
CLERK SUPERIOR COURT

QUIT-CLAIM DEED

STATE OF GEORGIA,  
COUNTY OF LOWNDES

THIS INDENTURE, dated 27<sup>th</sup> day of January, 2016, between **BOBBY WILSON**, party of the first part, hereinafter called "Grantor" and **ALVIN LOUIS SMITH, JR.**, party of the second part, hereinafter collectively called "Grantee".

WITNESSETH: That the said Grantor, for and in consideration of love and affection and other valuable consideration, in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does remise, release and forever Quit-Claims all of his interest unto the said Grantee, **A LIFE ESTATE INTEREST ONLY IN AND TO THE FOLLOWING PROPERTY**, to wit

Tract 1: ALL THAT CERTAIN PROPERTY SITUATED IN THE CITY OF VALDOSTA, IN THE COUNTY OF LOWNDES AND STATE OF GEORGIA AND BEING DESCRIBED IN A DEED DATED 05/17/1990 AND RECORDED 05/18/1990 IN BOOK 0753, PAGE 024 AMONG THE LAND RECORDS OF THE COUNTY AND STATE SET FORTH ABOVE AND REFERENCED AS FOLLOWS: ALL THAT TRACT OR PARCEL OF LAND SITUATE IN THE COUNTY OF LOWNDES, STATE OF GEORGIA, LYING AND BEING IN: THE NORTHWEST CORNER OF LAND LOT NO. 148 IN THE 11<sup>TH</sup> LAND DISTRICT OF LOWNDES COUNTY, GEORGIA AND BEING A PART OF THAT CERTAIN TRACT CONVEYED BY WARRANTY DEED FROM C.B. GUEST TO L.R. GUTHRIE AND LELLA W. GUTHRIE, DATED DECEMBER 5, 1962 AND RECORDED AMONG THE RECORDS OF THE CLERK OF THE SUPERIOR COURT OF LOWNDES COUNTY, GEORGIA, IN DEED BOOK 79, PAGE 557. THE PART OF SAID TRACT HEREBY CONVEYED IS MORE PARTICULARLY DESCRIBED AS FOLLOWS: FIFTEEN (15) ACRES OF LAND COMMENCING AT AN IRON PIN LOCATED IN THE NORTHWESTERN MOST CORNER OF THE ORIGINAL ABOVE DESCRIBED TRACT OF LAND OF L.R. GUTHRIE AND LEILA W. GUTHRIE AND THENCE FROM SAID POINT OF BEGINNING NORTH EIGHTY-SIX (86) DEGREES TWENTY FOUR (24) MINUTES TEN (10) SECONDS EAST A DISTANCE OF EIGHT-HUNDRED EIGHTY-FOUR AND SEVENTY-NINE ONE HUNDREDTHS (884.79) FEET TO AN IRON PIN, THEN CONTAINING AN ADDITION TWENTY (20) FEET IN THE SAME DIRECTION TO AN UNMARKED POINT; THENCE NORTH TWENTY-FIVE (25) DEGREES FIFTY-THREE (53) MINUTES FIFTY-SEVEN (57) SECONDS EAST A DISTANCE OF ONE-HUNDRED FIFTY-SEVEN AND SEVENTY-SIX ONE HUNDREDTHS (157.76) FEET TO AN UNMARKED POINT; THENCE NORTH THIRTY-SEVEN (37) DEGREES FORTY FOUR (44)