

BK 6374 PG 130

LOWNDES COUNTY, GA
FILED IN OFFICE

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Beth C. Greene
CLERK OF SUPERIOR COURTLOWNDES COUNTY, GEORGIA
REAL ESTATE TRANSFER TAX
PAID \$ *0*
DATE *FEBRUARY 27, 2018*
BETH C. GREENE
CLERK SUPERIOR COURT

(Space above this line for recording information only.)

Suzanne P. Mathis
Attorney at Law
P.O. Box 426
Lakeland, GA 31635**WARRANTY DEED**COUNTY OF LANIER
STATE OF GEORGIA

THIS INDENTURE, Made this 15th day of November in the year of our Lord Two Thousand Seventeen between, **WILLIAM S. GRANT**, of the County of Lowndes and State of Georgia, as party of the first part, hereinafter called GRANTOR, and **GRACE BAPTIST CHURCH OF SOUTH GEORGIA, INC.**, a Non-Profit Corporation organized and existing under the laws of the State of Georgia, as party of the second part, hereinafter called GRANTEE. The words "Grantor" and "Grantee" are to include their respective heirs, successors and assigns where the context requires or permits.

WITNESSETH: That GRANTOR for and in consideration of Ten Dollars and Other Valuable Considerations in hand paid at and before the sealing and delivery of these presents, the receipt 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 Grantee all of the following described property, to-wit:

All that tract or parcel of land situate, lying and being in Land Lot No. 422 of the 11th Land District of Lowndes County, Georgia, being more particularly described as Area "C", comprising 0.69 acre as shown on that certain map or plat of survey for Grace Baptist Church of South Georgia, dated September 18, 2017, prepared by Rodney Gene Tenery, Jr., G.R.L.S. No. 3015, and recorded in Plat Cabinet C, Page 128 in the Office of the Clerk of Superior Court, Lowndes County, Georgia.

NEVERTHELESS, HOWEVER, this deed and the warranties contained herein are subject to the following:

1. Ad valorem taxes for the current year and subsequent years.
2. Applicable restrictive covenants and/or easements of record.

Grantor and Grantee acknowledge that no title abstract has been undertaken, nor title opinion rendered by Suzanne P. Mathis, in connection with the preparation of this warranty deed.

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 behoof of the said GRANTEE forever in FEE SIMPLE.

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