

Exhibit A

LOWNDES COUNTY, GA
FILED HR OFFICE

BK 6563 PG 278

19 FEB 20 AM 11:51

LOWNDES COUNTY, GEORGIA
REAL ESTATE TRANSFER TAX
PAID \$ 0
DATE Feb 20 2019
BETH C. GREENE
CLERK SUPERIOR COURT

SHERIFF'S TAX DEED

Beth C. Greene
CLERK OF SUPERIOR COURT

STATE OF GEORGIA
COUNTY OF LOWNDES

THIS INDENTURE, Made this 5th day of February 2019 between Rodney V. Cain, Ex-Officio Sheriff of said County, and Emma Austin of the County of Lowndes, State of Georgia.

WHEREAS, Rodney V. Cain, Lowndes County Tax Commissioner, Ex-Officio Sheriff of said County, did on the 5th day of February 2019, levy a writ of fieri facias issued by the Lowndes County Tax Commissioner of said County against Straughter, Johnnie Lee, Estate IN REM, Irene Straughter, Administrator & Irene Straughter; Hallman, Nina, for state and county taxes for the years 2015, 2016 and 2017, upon a tract of land in said County and hereinafter more fully described, the property levied upon as the property of Straughter, Johnnie Lee, Estate IN REM, Irene Straughter, Administrator & Irene Straughter; Hallman, Nina and after due and legal advertisement in the Valdosta Daily Times, a newspaper published in Lowndes County in which Sheriff's advertisements are published, the said Ex-Officio Sheriff proceeded on the 5th day of February, 2019, the same being a day of sale, to offer the property for sale and Emma Austin being then and there the highest bidder at and for the sum of \$800.00 (EIGHT HUNDRED DOLLARS), the said property was then and there knocked off to Emma Austin.

NOW, Rodney V. Cain, Lowndes County Tax Commissioner, Ex-Officio Sheriff, in consideration of the sum of \$800.00 (EIGHT HUNDRED DOLLARS), cash to him in hand paid by Emma Austin at and before the sealing and delivery of these presents, the receipt thereof is hereby acknowledged, has granted, bargained, and sold and by these presents grant, bargain, and sell unto the said Emma Austin his heirs and assigns (so far as the office of Ex-Officio Sheriff authorizes him to sell) the following described property together with the improvements thereon, to wit:

All and only that parcel of land designated as Tax Parcel 0118B 069, lying and being in the City of Valdosta, Lowndes County, Georgia, described in Deed Book 5665, Page 132, the description contained therein being incorporated herein by this reference, known as 410 North Forrest Street.

This conveyance is expressly made and subject to ad valorem taxes for the year 2019 and subsequent years and to applicable restrictive covenants and/or easements of record.

TO HAVE AND TO HOLD the said premises, unto the said Emma Austin HIS heirs and assigns, in a full and ample a manner as the same was held and possessed by the said Straughter, Johnnie Lee, Estate IN REM, Irene Straughter, Administrator & Irene Straughter; Hallman, Nina.

IN WITNESS WHERE OF, THE SAID Rodney V. Cain, Lowndes County Tax Commissioner, Ex-Officio Sheriff of Lowndes County, has hereunto set his hand and affixed his seal to the day and year first above written.

Rodney V. Cain
Rodney V. Cain
Tax Commissioner, Ex-Officio Sheriff
Lowndes County, Georgia



Signed, Sealed, and Delivered in the presence of: Lucinda Guess

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