

BK 6708PG057

LOWNDES COUNTY, GA  
FILED IN OFFICE

2020 SEP 23 PM 2:09

*Beth C. Greene*  
CLERK OF SUPERIOR COURT

LOWNDES COUNTY, GEORGIA  
REAL ESTATE TRANSFER TAX

PAID \$ 338.50

DATE Sept 23 2020

BETH C. GREENE  
CLERK SUPERIOR COURT

Return to:  
DOVER MILLER KARRAS LANGDALE & BRANTLEY, P.C.  
701 NORTH PATTERSON STREET  
VALDOSTA GA 31601  
1524460

**JOINT TENANCY WITH SURVIVORSHIP  
LIMITED WARRANTY DEED**

STATE OF GEORGIA  
COUNTY OF LOWNDES

This Indenture made this 22nd day of September, 2020 between BARBARA P. CORBITT, as party of the first part, hereinunder called Grantor, and GABRIEL C. CHASE and RACHEL M. CHASE, as joint tenants with right of survivorship, as parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" 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 NO/100 DOLLARS (\$10.00) and other good and 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 that tract or parcel of land situate, lying and being in Land Lot 90 of the 11th Land District of Lowndes County, Georgia, and being more particularly described as TRACT 5, AREA: 19.1200 ACS, as depicted upon that certain map or plat of survey titled "PROPERTY SURVEY FOR: H.B. SIMPSON" prepared by Fitzsimons & Associates, Inc., dated August 23, 1988 as recorded in Plat Book 36, page 74 in the Lowndes County, Georgia deed records; said recorded plat is by reference incorporated herein for all purposes in aid of description. Said described property is known and designated as 6119 Quarterman Road, Hahira, Georgia.

Less and Except that certain 0.55 acres as more particularly described in that certain Rural Post Road Right of Way Deed from Donald P. Corbitt to Lowndes County, dated July 29, 1993 as recorded in Deed Book 1005, page 228 in the Lowndes County, Georgia deed records.

Less and Except that certain 0.91 acres as more particularly described in that certain Rural Post Road Right of Way Deed from Donald P. Corbitt to Lowndes County, dated September 22, 1994 as recorded in Deed Book 1135, page 128 in the Lowndes County, Georgia deed records.

Notwithstanding any variation in the above description, said property is the same as that described in that certain Quitclaim Deed from Donald P. Corbitt to Barbara P. Corbitt, dated June 9, 2020 as recorded in Deed Book 6674, page 080 in the Lowndes County, Georgia deed records.

This deed and the warranties contained herein are made subject to the following:

1. Ad valorem taxes for subsequent years not yet due nor payable.
2. Applicable restrictions, rights-of-way and easements of record.
3. Applicable zoning laws.
4. That certain Agreement between Donald P. Corbitt and Colquitt Electric Membership Corporation, dated April 15, 1996, as recorded in Deed Book 1309, page 227 in the Lowndes County, Georgia deed records.