

651 / 217

Lowndes County, Georgia
Real Estate Transfer Tax
Paid \$ 20.00
Date 11-23-88
Sam L. Chow
Clerk Superior Court
County. 19585

CORPORATION DEED

STATE OF GEORGIA LOWNDES

THIS INDENTURE, made this 16th day of November, in the year of our Lord One Thousand Nine Hundred and eighty eight, between DEVELOPMENT PROJECTS, INC.

a corporation, of the County of Lowndes of the State of Georgia of the first part and
RONALD P. PHELPS of the County of Lowndes of the State of Georgia of the second part, WITNESSETH. That the said part Y of the first part for and in con-

sideration of the sum of ten dollars and other valuable consideration --- DOLLARS 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 do es grant, bargain, sell and convey unto the said part Y of the second part, his heirs and assigns, all that tract or parcel of land situated, lying and being in

All that tract or parcel of land situate, lying and being in Land Lot 62 of the 16th Land District of Lowndes County, Georgia, and being further described as follows: As a point of reference only begin at the centerline intersection of Bridges Drive (40' R/W) and Twin Lakes Road (40' R/W); thence proceed along the centerline of Twin Lakes Road south 86 degrees 00 minutes 00 seconds east a distance of 65.60 feet to a point; thence proceed north 04 degrees 00 minutes 00 seconds east a distance of 20.00 feet to a point on the right of way margin of Twin Lakes Road; thence proceed south 86 degrees 00 minutes 00 seconds east a distance of 375.00 feet to a point; thence proceed south 85 degrees 33 minutes 24 seconds east a distance of 78.13 feet to a point and the point of beginning; from said POINT OF BEGINNING proceed along a curve a chord bearing of north 44 degrees 06 minutes 24 seconds west a chord distance of 26.48 feet to a point; thence proceed north 02 degrees 39 minutes 25 seconds west a distance of 342.20 feet to a point; thence proceed along a curve a chord bearing of north 29 degrees 13 minutes 19 seconds west a chord distance of 134.16 feet to a point; thence proceed north 02 degrees 39 minutes 25 seconds west a distance of 10.00 feet to a point; thence proceed north 77 degrees 34 minutes 33 seconds east a distance of 292.58 feet to a point; thence proceed south 22 degrees 06 minutes 44 seconds east a distance of 630.06 feet to a point; thence proceed north 85 degrees 33 minutes 24 seconds west a distance of 423.92 feet to a point and the point of beginning. Said tract contains 4.2369 acres.

This conveyance is made subject to, and there is excluded from the warranties hereinafter contained, the following:

1. Ad valorem taxes for 1988 and subsequent years;
2. Applicable restrictive covenants of record;
3. Utility easements of record or in place;
4. Applicable zoning ordinances.

TO HAVE AND TO HOLD the said bargained premises, together 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

grantee, the said part Y of the second part, his heirs, executors, administrators, and assigns, in fee simple; and the said party of the first part, its successors and assigns, the said bargained premises unto the said part Y of the second part his heirs, executors, administrators, and assigns, against the said party of the first part, its successors and assigns and all persons whatsoever, shall and will warrant and forever defend by virtue of these presents.

In witness whereof the said part of the first part has caused these presents to be executed for it and on its behalf by its

President and to be attested by its secretary and its corporate seal to be hereunto affixed, on the day and year first above written.

Signed, sealed and delivered in the presence of
By: [Signature] DEVELOPMENT PROJECTS, INC. (Seal.)
By: [Signature] President. (Seal.)
Attest: [Signature] Secretary - RMDM (Seal.)
Notary Public [Signature]

VIRGINIA S. McQUAIN
Notary Public, Lowndes County, Ga.
My Comm. Expires 11-23-89

Georgia Lowndes County
Filed Nov 23 1988 5 PM, Recorded Nov 28 1988
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