

M-195-33A

1645-173

WARRANTY DEED BK 1645 PG 173

STATE OF GEORGIA
LOWNDES

COUNTY

THIS INDENTURE, made this 11th day of December, 1998

Between

J.C. COWART AND CATHERINE H. COWART

as party or parties of the first part, hereinafter called Grantor, and

MICHAEL HURST AND SHANNON HURST

of the County of Lowndes, State of Georgia
as party or parties of the second part, hereinafter called Grantee

(the words Grantor and Grantee as used herein shall include the plural as well as the singular, and shall also include their respective heirs, personal representatives, successors and assigns where the context requires or permits).

WITNESSETH that Grantor for and in consideration of the sum of Ten Dollar (\$10.00) and other valuable consideration, in hand paid at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, has granted, bargained, sold, and conveyed, and by these presents does grant, bargain, sell and convey unto said Grantee, the following property:

All that tract or parcel of land situate, lying and beir located in Land Lot 62 of the 16th Land District of Lowndes County, Georgia, an being further described as follows: As a point of reference only begin at th. northwest right of way margin intersection of Twin Lakes Road (40' R/W) and Georgia Southern and Florida Railroad (100' R/W); thence proceed along the northern R/W margin of Twin Lakes Road N 86° 11' 37" W a distance of 1237.96' to a point and the POINT OF BEGINNING. From said POINT OF BEGINNING and leaving said R/W margin proceed along a curve having a radius of 20.00', an arc of 28.94', a chord bearing N 44° 06' 23" W and a chord distance of 26.48' to a point; thence proceed N 02° 39' 25" W a distance of 342.20' to a point; thence proceed along a curve having a radius of 150.00', an arc of 139.09', a chord bearing of N 29° 13' 19" W and a chord distance of 134.16' to a point; thence proceed N 02° 39' 13" W a distance of 10.00' to a point; thence proceed N 77° 34' 33" E a distance of 292.58' to a point; thence proceed N 16° 39' 31" W a distance of 445.40' to a point; thence proceed N 88° 24' 32" W a distance of 450.00' to a point; thence proceed S 07° 10' 22" W distance of 610.61' to a point; thence proceed S 86° 00' 00" E a distance of 375.00' to point; thence proceed S 02° 39' 25" E a distance of 352.39' to a point; thence proceed S 85° 33' 23" E a distance of 78.13' to a point and the POINT OF BEGINNING. Said tract contains 7.6746 acres.

This conveyance is made subject to ad valorem taxes for 1998 and subsequent years.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, improvements 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.

IN WITNESS WHEREOF, Grantor has signed and sealed this deed on the day and year above written.

Signed, sealed, and delivered in the presence of

Unofficial Witness

Notary Public

My Commission Expires

J.C. COWART

CATHERINE H. COWART

(SEAL)

(SEAL)

(SEAL)