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LOWNDES COUNTY, GEORGIA
REAL ESTATE TRANSFER TAX
PAID $ 35.00
DATE Dec. 22 2004
SARA L. CROW
CLERK SUPERIOR COURT

WARRANTY DEED

STATE OF GEORGIA, Lowndes County.

THIS INDENTURE, made this 22nd day of December, in the year of our Lord Two Thousand Four Between **FLOYCE VICKERS TILLMAN, MAXINE T. KENDRICK, SULULA ELIZABETH T. GARLAND, ROBERT J. KENDRICK, JENNIFER K. SASSER** and **CASEY JEAN KENNEDY f/k/a CASEY JEAN MARCRUM,** of the first part, and **ISAURO RAMOS** and **HILDA M. RAMOS** of the County of Lowndes of the State of Georgia, of the second part

WITNESSETH:

That the said parties of the first part, for and in consideration of the sum of Ten Dollars and other valuable consideration in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold and conveyed, and by these presents do grant, bargain, sell, and convey, unto the said parties of the second part, their heirs and assigns,

All that tract or parcel of land situate, lying and being in Lowndes County, Georgia and consisting of that certain 1.40 acre tract on the east side of U. S. Highway 41, in Land Lot 157 in the 11th Land District, Lowndes County, Georgia, as more particularly described and depicted as "'tract 1" on that certain map or plat of survey for Nordean E. Haugen and Lola Haugen, dated August 23, 1984, recorded in Plat Record Book 29, page 42, Lowndes County Deed Records.

Also included in this conveyance is that certain easement agreement between Orin H. Parker, Jr. and Sellers, dated August 29, 1984, recorded in Deed Book 447, page 391, Deed Records, Lowndes County, Georgia, such that Purchaser herein has the full use and benefit of same.

NEVERTHELESS, HOWEVER, this deed and the warranties hereinafter contained are expressly made subject to the following:

1. **Ad valorem taxes for years not yet due and payable.**

2. **Applicable restrictive covenants and/or easements of record.**

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 them, the said parties of the second part, their heirs, executors, administrators, and assigns, in fee simple. And the said parties of the first, their heirs, executors, administrators, the said bargained premises unto the said parties of the second part, their heirs, executors, administrators, assigns, against the said parties of the first part, their heirs, executors, and administrators, and all persons whatsoever, shall and will warrant and forever defend by virtue of these presents.