

BK 4391 PG 020

AFTER RECORDING, RETURN TO:  
DAVID F. SANDBACH  
POST OFFICE BOX 1085  
VALDOSTA, GA 31603

LOWNDES COUNTY, GA  
FILED IN OFFICE  
BK 4391 PG 20

2009 JUL 16 PM 3:17

09-369  
STATE OF GEORGIA  
COUNTY OF LOWNDES

LOWNDES COUNTY, GEORGIA  
REAL ESTATE TRANSFER TAX  
PAID \$ 80.00  
DATE 7-16 2009  
SARA L. CROW  
CLERK SUPERIOR COURT

*Sara L. Crow*  
CLERK OF SUPERIOR COURT

WARRANTY DEED 009048

THIS INDENTURE ("Deed") made this 10 day of July 2009 between CHARLES ELLIS AND DOROTHY WATKINS as party of the first part ("GRANTOR"), and JOSHEUA J. NEALEY AND PATRICIA L. NEALEY AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP as party or parties of the second part ("GRANTEE") (the words "GRANTOR" and "GRANTEE" to include their respective heirs, successors and assigns where the contexts requires or permits).

WITNESSETH: That GRANTOR, for and in consideration of the sum of TEN DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid at and before the sealing and delivery of these presents, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed by these presents does grant, bargain, sell, alien, convey and confirm unto GRANTEE, the following described real property, to wit:

All that tract or parcel of land situate, lying and being in Land Lot 17 of the 11<sup>th</sup> Land District of Lowndes County, Georgia, more particularly described as all of Lots 23 and 24 in Block B of Lakeview Heights Subdivision, Unit Number 1, according to a map or plat of survey thereof recorded in Plat Record Book 6, Page 163 in the office of the Clerk of the Superior Court of Lowndes County, Georgia, to which map or plat of survey and the record whereof reference is hereby made for all purposes in aid of description. Said descried property has a residence dwelling located thereon known and designated as 1704 Glenview Drive, Valdosta, Georgia.

THIS CONVEYANCE and the warranties of title contained herein are expressly made subject to: (i) all zoning ordinances, easements, reservations and restrictions of record affecting the Property; (ii) any matters that would be disclosed by an accurate survey and inspection of the Property; and (iii) any real property ad valorem taxes for the current year which are not yet due and payable.

TO HAVE AND TO HOLD said tract or parcel of land, 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, forever, in FEE SIMPLE.

AND GRANTOR will warrant and forever defend the right and title to the above-described Property unto GRANTEE against the claims of all persons whomsoever.

IN WITNESS WHEREOF, GRANTOR has caused this Deed to be executed under seal and delivered by its officer duly authorized thereunto as of the day and year first above written.

Signed, sealed and delivered in the presence of:

*Oliver Walsh Mullin*

Unofficial Witness

*Pamela B. Huel*

Notary Public (Affix seal and commission expiration date)  
Notary Public, Lowndes County, Georgia  
My Commission Expires July 18, 2011

GRANTOR:  
*Charles Ellis*  
CHARLES ELLIS (SEAL)

*Dorothy Watkins*  
DOROTHY WATKINS (SEAL)

