

RETURN
J. WAYNE MCSELEY
803 WATSON BLVD STE 4A
WARNER ROBINS GA 31089-3400

WARRANTY DEED

PEACH County, Georgia
Real Estate Transfer Tax

Filed \$ 57.50

Date January 16, 1996

Deputy Clerk of Superior Court

STATE OF GEORGIA
COUNTY OF HOUSTON

THIS INDENTURE, Made this 11th day of January in the Year of Our Lord One Thousand Nine Hundred and NINETY-SIX between BATEMAN COMPANY INC., of the State of Georgia and County of Peach of the first part, and JULIA S. SHELLEY, of the State of Georgia and County of Peach, of the second part,

WITNESSETH: That the said party of the first part, for and in consideration of the sum of One Hundred and no/100 and other valuable considerations Dollars, 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 the said party of the second part, her heirs, and assigns,

All that tract or parcel of land lying and being in Land Lot 30, of the 10th District, Peach County, Georgia, being known and designated as that certain 23.00 acres tract as shown on a survey for Julia B. Sledge Shelley dated November 21, 1995 a copy of which is recorded in Plat Book 20, Page 13, Clerk's Office Peach Superior Court. Said tract has the metes bounds and dimensions as shown by said plat which by this reference is made a part hereof in aid of a more complete and accurate description.

Said lot has the meets, bounds and dimensions as shown by said plat which by this reference is made a part hereof in aid of a more complete and accurate description.

Said property is specifically conveyed subject to restrictive covenants and easements for Country Meadows Subdivision as same are recorded in Clerk's Office Peach Superior Court.

TO HAVE AND TO HOLD the said tract or parcel of land, with 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 the said party of the second part, her heirs and assigns, forever, in Fee Simple.

AND THE SAID party of the first part, for its heirs, executors and administrators, will warranty and forever defend the right and title to the above described property, unto the said party of the second part, her heirs and assigns, against the claims of all persons whomsoever.

IN WITNESS WHEREOF, the said party of the first part has hereunto set his hand and seal, the day and year above written.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

BATEMAN COMPANY, INC.

Quincy Cook
(Unofficial Witness)

BY Oliver C. Bateman (SEAL)
OLIVER C. BATEMAN, PRESIDENT

George Masley
NOTARY PUBLIC

GEORGIA-Peach County
Clerk's Office Superior Court
Filed this 16 day of JANUARY, 1996
At 9:00 o'clock A. M. Recorded in 163 of
Book 163 Page No. 293
day Of JANUARY

Notary Public, Bibb Co., Ga.
My Commission Expires Aug. 12, 1998.

Re corded January 16, 1996

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