

02771
00148

Lowndes County, Georgia
Real Estate Transfer Tax

Paid \$ 126.50

Date 1-21-04

Sara L. Crow
Clerk, Superior Court

Prop. # 8
2800 Walmar Drive

LOWNDES COUNTY, GA
FILED IN OFFICE

2771 148

04 JAN 21 PM 2:15

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VALDOSTA, GEORGIA 31601
File No.: 031757J

000889

WARRANTY DEED

STATE OF GEORGIA

COUNTY OF LOWNDES

Map & Parcel No.: 0111D/008

This Indenture made this 20th day of January, 2004, between VAN S. MCDOWELL and ROBBIE T. MCDOWELL of the County of LOWNDES, State of GEORGIA, as party/parties of the first part, hereinunder called Grantor, and CANAAN PROPERTIES, LLC of the County of LOWNDES, State of GEORGIA, as party/parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of **TEN AND 00/100'S (\$10.00) Dollars** and other good and valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee,

All that tract or parcel of land situate, lying and being in Land Lot No. 34 in the 11th Land District of Lowndes County, Georgia, and more particularly described as being Lot No. 1 as shown and depicted on that certain plat entitled "Property of Jimmy Rodgers" which plat appears of record in Plat Book 11, Page 89, Office of the Clerk of the Superior Court of Lowndes County, Georgia, which plat is made a part hereof by reference.

NEVERTHELESS HOWEVER, this deed and the warranties contained herein are subject to the following:

1. Ad Valorem Taxes and Assessments for 2004 and subsequent years.
2. Applicable Easements and Restrictions of Record.
3. Right of Way Deed to City of Valdosta on August 20, 1998, recorded in Deed Book 1628, Page 295, Lowndes County, records.

TO HAVE AND TO HOLD the 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 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 hereunto set grantor's hand and seal this day and year first above written.

Signed, sealed and delivered in the presence of:

Joseph Z. Vallott
Witness

Sheri L. Rogers
Notary Public



Van S. McDowell
VAN S. MCDOWELL (Seal)

Robbie T. McDowell
ROBBIE T. MCDOWELL (Seal)