

BK 6849PG835

LOWNDES COUNTY, GA
FILED IN OFFICE

2021 NOV -2 AM 10: 17

Beth C. Greene
CLERK OF SUPERIOR COURT

LOWNDES COUNTY, GEORGIA
REAL ESTATE TRANSFER TAX
PAID \$ 130.00
DATE Nov 2 2021
BETH C. GREENE
CLERK SUPERIOR COURT

Return Recorded Document to:
David F. Sandbach, Jr. P.C.
1003 N. Patterson Street
Valdosta, GA 31601

WARRANTY DEED

STATE OF GEORGIA
COUNTY OF LOWNDES

File #: 21-603

This Indenture made this 31st day of August, 2021 between JAMES J. PERRYMAN, of the County of Lowndes, State of Georgia, as party or parties of the first part, hereinafter called Grantor, and BRADLEY BOWEN, LLC, as party or 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,

SEE ATTACHED EXHIBIT "A"

This Deed is given subject to all easements and restrictions of record, if any.

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:

[Signature]
Witness
[Signature]
Notary Public

[Signature] (Seal)
JAMES J. PERRYMAN

____ (Seal)

____ (Seal)

____ (Seal)

