

01059
0258

FILED
MAR 10 4 29 PM '97
DOUGLAS CO. COURTS
JANE C. WILLIAMS, CLK

ATTN: JULIE

RETURN TO:

KRONZ, CARLISLE & BOWEN
ATTORNEYS AT LAW
675 THORNTON WAY, SUITE A
LITHIA SPRINGS, GEORGIA 30057

WARRANTY DEED

FILE NO: 97093CB
STATE OF GEORGIA
COUNTY OF DOUGLAS

Douglas County, Georgia
Real Estate Transfer Tax

\$ 131.50 Date 3-10-97
Jane C. Williams
Clerk Superior Court

This Indenture made this 24th day of February, in the year One Thousand Nine Hundred Ninety-Seven, between ROYCE H. KUNZ, of the County of DOUGLAS, State of Georgia, as party or parties of the first part, hereinafter called Grantor, and JAMES M. ALLISON and , 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 (\$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 LYING AND BEING IN THE CITY OF DOUGLASVILLE, GEORGIA, AS MORE PARTICULARLY APPEARS BY PLAT OF SURVEY OF THE SAME BY CARL A. COCHRAN, SURVEYOR, FOR MRS. R.W. SHIPP, EXECUTOR, DATED OCTOBER 13, 1980, RECORDED IN PLAT BOOK 11, PAGE 250, DOUGLAS COUNTY RECORDS AND SAID PLAT IS BY REFERENCE THERETO MADE A PART HEREOF AND INCORPORATED HEREIN AS THOUGH FULLY SET FORTH HEREON TO MORE CLEARLY SHOW THE COURSES, DISTANCES, METES AND BOUNDS OF THE LANDS HEREIN CONVEYED, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHWESTERN SIDE OF THE RIGHT OF WAY OF CAMPBELLTON STREET, WHICH POINT IS 100 FEET SOUTHEASTERLY AS MEASURED ALONG THE SOUTHWESTERN SIDE OF THE RIGHT OF WAY OF CAMPBELLTON STREET FROM THE POINT OF INTERSECTION OF THE SOUTHWESTERN SIDE OF THE RIGHT OF WAY OF CAMPBELLTON STREET AND THE SOUTHERN SIDE OF THE RIGHT OF WAY OF SPRING STREET; RUNNING THENCE SOUTH 25 DEGREES 59 MINUTES EAST ALONG THE SOUTHWESTERN SIDE OF THE RIGHT OF WAY OF CAMPBELLTON STREET 100 FEET TO AN IRON PIN CORNER; RUNNING THENCE SOUTH 63 DEGREES 45 MINUTES WEST 200 FEET TO AN IRON PIN CORNER; RUNNING THENCE NORTH 25 DEGREES 59 MINUTES WEST 100 FEET TO AN IRON PIN CORNER; RUNNING THENCE NORTH 63 DEGREES 45 MINUTES EAST 200 FEET TO AN IRON PIN CORNER AND THE POINT OF BEGINNING.

HAVING SITUATED THEREON A SIX ROOM FRAME HOUSE.

SAID TRACT OF LAND LYING AND BEING IN LAND LOT 16, 1ST DISTRICT, 5TH SECTION OF DOUGLAS COUNTY, GEORGIA, AND ALSO BEING KNOWN AS TOWN BLOCK 3, LOT NO. 17, A RECORDED IN BOOK "S" PAGE 162 OF THE RECORDS OF THE CITY CLERK OF DOUGLASVILLE, GEORGIA.

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.

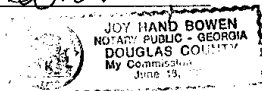
Signed, sealed and delivered in the presence of:

[Signature]
Witness

Royce H. Kunz (Seal)
ROYCE H. KUNZ

[Signature]
Notary Public

RECORDED 3-19 1097
JANE C. WILLIAMS, CLERK (Seal)
SUPERIOR COURT, DOUGLAS CO



BOOK 1059 PAGE 258 (Seal)

JA
79ca9b3

MA
c7baa63

DOUGLAS COUNTY, GEORGIA
REAL ESTATE TRANSFER TAX

BK PG
1264 0259

FILED

1999 JUL 1 P 12: 08

\$ 0 DATE 7-29-99
Cindy W. Chaffin
CLERK SUPERIOR COURT

SUPERIOR COURT
DOUGLAS COUNTY, GA
CINDY W. CHAFFIN, CLK.

RETURN TO:

Whitman
AFTER RECORDING RETURN TO:
Eibert N. Whitman, III
FORTSON, BENTLEY & GRIFFIN, P.A.
P.O. BOX 1744
ATHENS, GEORGIA 30603

WARRANTY DEED NO CERTIFICATION OF TITLE MADE

STATE OF GEORGIA, Athens-Clarke County.

THIS INDENTURE made and entered into this 28th day of June in the year
of our Lord One Thousand Nine Hundred and Ninety Nine between

JAMES M. ALLISON

of the County of OCONEE, State of Georgia, as Grantor, and

MARILYN D. ALLISON

of the County of OCONEE, State of Georgia, as Grantee.

In this deed, wherever the context so requires, the masculine gender includes feminine and/or neuter and the singular number includes the plural. Wherever herein a verb, pronoun or other part of speech is used in the singular, and there be more than one Grantor or Grantee, said singular part of speech shall be deemed to read as the plural, and each Grantor shall always be jointly and severally liable for the performance of every promise and agreement made herein. Wherever herein Grantor or Grantee is used, the same shall be considered to mean as well, the heirs, executors, administrators, successors, representatives and assigns of the same.

WITNESSETH, that the said Grantor, for and in consideration of the sum of **TEN 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, the following described property, to wit:

A one-half undivided interest in and to all that tract or parcel of land lying and being in the City of Douglasville, Georgia, as more particularly appears by plat of survey of the same by Carl A. Cochran, Surveyor, for Mrs. R.W. Shipp, Executor, dated October 13, 1980, recorded in Plat Book 11, Page 250, Douglas County Records and said plat is by reference thereto made a part hereof and incorporated herein as though fully set forth hereon to more clearly show the courses, distances, metes and bounds of the lands herein conveyed, and being more particularly described as follows:

Beginning at a point on the Southwestern side of the right of way of Campbellton Street, which point is 100 feet Southeastly as measured along the southwestern side of the right of way of Campbellton Street from the point of intersection of the Southwestern side of the right of way of Campbellton Street and the Southern side of the right of way of Spring Street; running thence south 25 degrees 59 minutes East along the Southwestern side of the right of way of Campbellton Street 100 feet to an iron pin corner, running thence South 63 degrees 45 minutes West 200 feet to an iron pin corner, running thence North 25 degrees 59 minutes West 100 feet to an iron pin corner, running thence North 63 degrees 45 minutes East 200 feet to an iron pin corner and the point of beginning.

Having situated thereon a six room frame house.

Said tract of land lying and being in Land Lot 16, 1st District, 5th Section of Douglas County,

JA
3403c2e

MA
3b0dff

01264
0260

BK PG
1264 0260

Georgia, and also being known as Town Block 3, Lot No. 17, a recorded in book "S" Page 162 of the records of the City Clerk of Douglasville, Georgia.

This being the same property conveyed to James M. Allison by Warranty Deed dated February 24, 1997, recorded in Deed Book 1059, page 258, in the Office of the Clerk of the Superior Court of Douglas County, Georgia.

TO HAVE AND TO HOLD the said described property, with all and singular, the rights, members and appurtenances thereunto appertaining, to the only proper use, benefit and behoof of the said Grantee, their heirs, executors, administrators, successors and assigns, forever, in Fee Simple,

AND THE SAID GRANTORS will warrant and will forever defend the right and title to the above described property unto the said Grantee, his heirs, executors, administrators, successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said Grantors have hereunto set their hand, affixed their seal, and delivered these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Allyson Stanley
Unofficial Witness

James M. Allison (SEAL)
JAMES M. ALLISON

Jimmy Wilson
NOTARY PUBLIC
WILSON AVES
NOTARY PUBLIC
★
PUBLIC
EXP. MAR. 4, 2001
DOUGLAS COUNTY, GEORGIA

_____(SEAL)

{66481_1}

JA
3c5b675

MA
a15dd27

RECORDED 8-12-99
RANDY W. CHAFFIN, CLERK
SUPERIOR COURT, DOUGLAS CO., GA