

LOWNDES COUNTY, GA
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LOWNDES COUNTY, GEORGIA
REAL ESTATE TRANSFER TAX

Beth C. Greene
CLERK OF SUPERIOR COURT

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DATE Sept 25 20 15

BETH C. GREENE
CLERK SUPERIOR COURT

STATE OF GEORGIA
COUNTY OF LOWNDES

AFTER RECORDING, PLEASE RETURN
INSTRUMENT TO:
EL STRATFORD THOMAS &
VICTORIA WILLIS THOMAS
P.O. BOX 534
VALDOSTA, GEORGIA 31601

JUDICIAL IN REM FORECLOSURE TAX DEED

THIS INDENTURE, made effective as of the 7th day of September, 2015, between Arcellious Johnson and Bobby Lee Johnson, by and through Don Sirmans, as Deputy Ex-Officio Sheriff of Lowndes County, Georgia, and Tax Collector for the Tax Commissioner of Lowndes County, as Grantor, and El Stafford Thomas and Victoria Willis Thomas, as Grantee.

WITNESSETH:

WHEREAS, on the 7th day of July, 2015, during the legal hours of sale, Grantor did expose for sale at public outcry to the highest bidder for cash before the courthouse door in Lowndes County, Georgia, the Property (as hereinafter defined) at which sale Grantee was the highest and best bidder for the sum of \$45,000.00, and the Property was then and there knocked off to Grantee for said sum. The sale was made by Grantor pursuant to and by virtue of the power and authority granted to it in that certain Order granted May 20, 2015, in Civil Action No 2014-CV-1625, Superior Court of Lowndes County, Georgia (the "Order"). Said sale was made after advertising the time, place, and terms thereof in *The Valdosta Daily Times*, published in Valdosta, Georgia, in the aforesaid county, and being the publication in which Sheriff's advertisements for said county are now published, once a week for four consecutive weeks prior to said sale on June 12th, 2015, June 19th, 2015, June 26th, 2015, and July 3rd, 2015, and said advertisement in all respects complied with the requirements of Sec. 48-4-75, et. seq., and Sec. 9-13-161 of the Official Code of Georgia Annotated. Notice of the time, place, and terms of the sale of the Property was given pursuant to said Code Sections of the Official Code of Georgia Annotated. Said sale was made for the purpose of paying the ad valorem taxes owed to Lowndes County, Georgia, as well as the interest and penalties on said indebtedness, the expenses of said sale, including attorney's fees, all of which were mature and payable because of failure of the owners Arcellious Johnson and Bobby Lee Johnson to pay the ad valorem taxes owed for years 2004 through 2014, inclusive.

NOW THEREFORE, Grantor, acting under and by virtue of the Order and pursuant to Sec. 48-4-75, et. seq., and Sec. 9-13-161 of the Official Code of Georgia Annotated, for and in consideration of the facts hereinbefore recited, has bargained, sold, and conveyed, and does hereby bargain, sell, and convey unto Grantee, its successors and assigns, the following described property (herein referred to as the "Property"), to wit:

All that tract or parcel of land situate, lying and being in Land Lot No. 171 in the 11th Land District of Lowndes County, Georgia, said tract being in the shape of a square and lying in the northeast corner of the eighty-acre tract more or less that is bounded now or formerly as follows: North by lands of Mary Spells; east by lands of Hannah Jones Powers; south by lands of Simon Taylor and west by lands of Carrie Oxford or Aubrey Head. Said tract of land was conveyed to Johnnie Lee Gaines in Item III of the Last Will and Testament of Cassie Gaines that was probated in the Probate Court of Lanier County, Georgia on October 2, 1950 and is identified on Map 96 parcel 26 of the Tax Assessors Records of Lowndes County, Georgia. Said tract contains 20 acres, more or less.

Said property more recently being bounded as follows: North by lands of John H. Wilson and Michelle Wilson (Tax Parcel LD. No. 0186 051); East by lands of Thorann Wright Morrison and Cubit Morrison (Tax Parcel LD. No. 0186 041); South by land of Joseph Duncan (Tax Parcel LD. No. 0186 030), Eddie W. Tooley (Tax Parcel LD. No. 0186 031), Eddie W. Tooley