

LOWNDES COUNTY GA  
FILED IN OFFICE  
BK 4052 PG 298

LOWNDES COUNTY, GEORGIA  
REAL ESTATE TRANSFER TAX  
PAID \$ 20.50  
DATE MAR 17 2008  
SARA L. CROW  
CLERK SUPERIOR COURT

BK 4052 PG 298

2008 MAR 17 AM 11:22

003694

*Sara L. Crow*  
CLERK OF SUPERIOR COURT

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P. O. BOX 5437  
VALDOSTA, GA 31603-5437

WARRANTY DEED

STATE OF GEORGIA

COUNTY OF LOWNDES

File #: 08088ZC

This Indenture made this 14th day of March, 2008 between JAMES FRANKLIN SPIVEY, of the County of OCONEE, State of SOUTH CAROLINA, as party or parties of the first part, hereinafter called Grantor, and RANDOLPH N. HOGAN, 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,

All that tract or parcel of land situate, lying and being in Land Lot Number 157 of the 11th Land District of Lowndes County, Georgia, and described as BEGINNING where the West margin of old U. S. Highway Number 41, South intersects with the North margin of Wellman Place, and run thence North along the Westerly margin of aforesaid U. S. Highway Number 41, for 193.7 feet to an iron pin, run thence South 75 degrees and 39 minutes West for 300 feet to a point, run thence South 14 degrees and 21 minutes East for 94.25 feet to a point, run thence South 87 degrees 57 minutes and 10 seconds East for 315 feet to the POINT OF BEGINNING, and containing one (1) acre, more or less.

This Deed is given subject to the following:

1. That certain Right of Way Deed in favor of Lowndes County, filed and recorded in Deed Book 1014, Page 316, Lowndes County, Georgia Deed Records.
2. Ad Valorem taxes for 2008 and all subsequent years not yet due and payable.
3. All applicable easements, restrictions and/or zoning ordinances of record.

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:

*P. B. Cox*  
Witness

*Annette Harrison*  
Notary Public



*James Franklin Spivey* (Seal)  
JAMES FRANKLIN SPIVEY