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Paid \$95⁰⁰ Sumter County
Date 2/12/02
Louise Parker
Deputy Clerk of Superior Court

GEORGIA, Sumter County
Filed for record in Clerk's Office
Superior Court. 4:45 PM
2/12/02 and
Recorded in Book 710 Page 302-03
Louise Parker Clerk

Return to: Gatewood, Skipper & Farr, P.C.
410 W. Lamar Street
Americus, Georgia 31709
File #7326

WARRANTY DEED

STATE OF GEORGIA
COUNTY OF SUMTER

THIS INDENTURE, made this 11 day of February, 2002, between JAMES L. FLATT, of _____ County, Georgia, Party of the First Part, and MARTIN R. SELLARS and BECKY S. SELLARS, of Sumter County, Georgia, Parties of the Second Part,

WITNESSETH:

That the said Party of the First Part, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, in hand paid, at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the said Parties of the Second Part, their heirs and assigns, the following described property:

ALL that certain tract or parcel of land, with all improvements thereon, situate, lying and being in the City of Americus, Sumter County, Georgia, and being more particularly described as follows: START at the intersection of the north side of Fetner Drive and the west side of Hudson Street and run North 0 degrees 10 minutes east along the west side of Hudson Street 100 feet to the Point of Beginning. From said point of beginning continue North 0 degrees 10 minutes east along the west side of Hudson Street 75 feet; then run South 88 degrees 57 minutes west 150 feet; then run South 0 degrees 10 minutes west 75 feet; then run North 88 degrees 57 minutes east 150 feet to the west side of Hudson Street and the Point of Beginning. Said property is also known as part of Lot 14, Block "A" of Fetner Subdivision according to a plat of survey shown by James R. Littlefield, Georgia Registered Surveyor No. 1304, dated January 23, 1970, and recorded in Plat Book 6, Page 168 of the records of the

ELLIS GATEWOOD
SKIPPER & FARR
ATTORNEYS AT LAW
410 WEST LAMAR STREET
POST OFFICE BOX 488
AMERICUS, GEORGIA 31709
Telephone: (229) 924-9316
Facsimile: (229) 924-6248



Clerk of Superior Court of Sumter County, Georgia, which plat is by reference made a part of this description.

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 any wise appertaining, to the only proper use, benefit and behoof of the said Parties of the Second Part, their heirs and assigns forever, in fee simple.

AND THE SAID Party of the First Part, for his heirs, executors and administrators, will warrant and forever defend the right and title to the above described property unto the said Parties of the Second Part, their heirs and assigns, against the claims of all persons whomsoever.

IN WITNESS WHEREOF, the said Party of the First Part has hereunto set his hand and seal, the day and year above written.

Signed, sealed and delivered
In the presence of:

James L. Flatt (L.S.)
JAMES L. FLATT

Billing L. Henderson
(Unofficial Witness)

M. Ronald Grier
Notary Public
My Commission Expires: _____
(NOTARIAL SEAL)



Recorded
2/12/02
Renee Parker
Deputy Clerk

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