

## WARRANTY DEED

State of Georgia, STEPHENS County

THIS INDENTURE, Made this 7 day of March, in the year One Thousand Nine Hundred and Eighty-Eight, between JACK A. LOUDERMILK of the County of Stephens and State of Georgia, as party or parties of the first part, hereinafter called Grantor, and ROGER DUNCAN of the County of Stephens and State of Georgia, 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 DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATIONS DOLLARS 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, a one-half undivided interest in and to:

All that tract or parcel of land lying and being in the 215th G.M.D., Stephens County, Georgia and containing 3.94 acres per plat of survey for Jack Loudermilk and Roger Duncan by Russell N. Bartlett, dated December 22, 1987, and recorded in Plat Book 15, Page 11, in the Superior Court of Stephens County Clerk's Office, the description as contained therein being incorporated herein by reference.

STEPHENS COUNTY, GEORGIA  
REAL ESTATE TRANSFER TAX

PAID \$ 4.00  
DATE 3-11-88

[Signature]  
CLERK SUPERIOR COURT

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, the Grantor has signed and sealed this deed, the day and year above written.

Signed, sealed and delivered in presence of:

[Signature]  
(Notary)  
[Signature]  
(Notary public)

[Signature] (Seal)  
JACK A. LOUDERMILK (Seal)

[Signature]  
NOTARY PUBLIC, GEORGIA  
BY COMMISSION EXPIRES 10/01/91

Notary Public Seal Affixed

Entered in Deed Book \_\_\_\_\_ Page \_\_\_\_\_

Date: \_\_\_\_\_ Clerk

FILED: MARCH 11, 1988 1:29 P.M.

RECORDED: MARCH 11, 1988

OTTO ROBERTS, CLERK