

_____ JESpb
Janney E. Sanders
P. O. Box 1005
Toccoa, Georgia 30577

WARRANTY DEED

STATE OF GEORGIA.

COUNTY OF STEPHENS.

THIS INDENTURE, Made this 31st day of December, 1996, between MRS. IRENE M. BELL (MRS. ISOM BELL) of the County of Stephens and State of Georgia, Grantor, and MRS. JIMMY BELL ALEWINE, MRS. JUANITA BELL WORLEY, MRS BARBARA BELL DOOLEY, HOWARD BELL, JAMES BELL AND JOSEPH BELL of the County of Stephens and State of Georgia, Grantee.

WITNESSETH, That Grantor, for and in consideration of NATURAL LOVE AND AFFECTION FOR MY CHILDREN, in hand paid et and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto Grantee, their heirs and assigns, all the following described property, to-wit:

All that tract or parcel of land lying and being in the Toccoa (440) G.M.D. of Stephens County, Georgia, and consisting of a combination of the following tracts combined into one plat and tract. The tract containing 4.6 Acres according to plat and survey made by O.F. Smith November 1, 1949, and being part of the property described in a deed of March 23, 1940, between Belle Bell and Isom Bell recorded in Book 28, Page 299, Clerk's Office of Stephens County, Georgia. Also that tract or parcel purchased from J. T. Roberts, September 23, 1941, and recorded in Book 35, Page 28, Clerk's Office of Stephens County. The above said combination has the following metes and bounds: BEGINNING at an iron pin on the right-of-way of Georgia State Highway approximately 1.7 miles from the limits of the City of Toccoa and being South of said city limits on said Georgia Rout #17 and being the adjoining corner of the Isom Bell property and the E. B. Gibson property and running North 48 degrees 38 minutes East 730 feet to an iron pin corner on Rock Creek Road; thence South 33 degrees 25 minutes East 514.3 feet to an iron pin corner; thence South 47 degrees 22 minutes West 557 feet to an iron pin corner at the right-of-way of Georgia State Highway #17; thence along right-of-way of said Georgia State Highway #17 North 52 degrees 35 minutes West 503 feet to the beginning corner and CONTAINING 7.501 ACRES, according to plat and survey made by J. Ryals, County Surveyor, Stephens County, Georgia, dated March 17, 1962, recorded in Plat Book 4, Page 25, Stephens County Records.

GRANTOR RESERVES FOR HERSELF A LIFE ESTATE IN AND TO THE ABOVE-DESCRIBED PROPERTY.

TO HAVE AND TO HOLD, The said bargained premises, together 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 MRS. JIMMY BELL ALEWINE, MRS.

JUANITA BELL WORLEY, MRS BARBARA BELL DOOLEY, HOWARD BELL, JAMES BELL AND JOSEPH BELL. Grantee, their heirs and assigns, forever in Fee Simple.

And Grantor, for herself, her heirs, executors and administrators, will warrant and forever defend the right and title to the above described property unto Grantee, their heirs and assigns, against the claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has hereunto set her hand and affixed her seal, the day and year first above written.

Mrs Irene Bell (Seal.)
Mrs. Irene M. Bell

Signed, sealed and delivered this 31st day of December, 1996, in the presence of:

[Signature]
Unofficial Witness
[Signature]
Notary Public



PR:REBELL.WD

NOTARY PUBLIC SEAL AFFIXED

STEPHENS COUNTY, GEORGIA
REAL ESTATE TITLE
PAID \$ *5* DATE: 12-31-96
Aubrey G.
CLERK SUPERIOR COURT

FILED IN OFFICE
CLERK OF SUPERIOR COURT
STEPHENS COUNTY, GA.
96 DEC 31 PM 4 10
BOOK NO. 361 PAGE 303
RECORDED
INDEXED
75-27-27
MRS. IRENE M. BELL
CLERK