

STEPHENS COUNTY GEORGIA
REAL ESTATE TRANSFER TAX

PAID \$ 65.00
DATE 5-10-16
NUMBER 127-2016-000431
Timothy D. Quick
CLERK SUPERIOR COURT

STEPHENS COUNTY
CLERK OF COURT
TIMOTHY D. QUICK, CLERK
BOOK 1090 PAGE 272-273
2016 MAY 10 PM 4 39

(SPACE ABOVE FOR RECORDING DATA)

File No. 32848-16BCR/pw
Sanders, Ranck & Skilling, P.C.
P. O. Box 1005
Toccoa, Georgia 30577

LIMITED WARRANTY DEED

**STATE OF GEORGIA
COUNTY OF FULTON**

THIS INDENTURE, made this 5th day of May in the year of our Lord Two Thousand Sixteen between **TOWER FINANCIAL SERVICES, INC.** of Atlanta, Georgia, of the first part; and **RORY KEIGAN** of the County of Stephens and State of Georgia, of the second part:

WITNESSETH:

That the said party of the first part, for and in consideration of the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, in hand paid at 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 the said party of the second part, her heirs and assigns, all the following described property, to-wit:

All that tract or parcel of land situate, lying and being in the Toccoa (440) G.M.D., City of Toccoa, Stephens County, Georgia and being **PART OF LOT NO. FOUR (#4) IN BLOCK #40** according to map and survey of said City by Moreno, described as follows: **BEGINNING** at an iron pin on the West side of Pond Street, 200 feet from the intersection of Savannah Street with Pond Street; thence running along said Pond Street in a Northerly direction 60 feet to an iron pin on alley; thence running along said alley in a Westerly direction 200 feet to an iron pin; thence running in a Southerly direction 60 feet to an iron pin; thence running in an Easterly direction 200 feet along Lots Nos. 12 and 13 back to the iron pin point of beginning, making a lot 60 feet by 200 feet; said premises has a concrete block building situated thereon, and being more particularly described on a plat of survey by M. B. Collier, C. S., dated January 29, 1946 the description as contained therein being incorporated herein by reference.

