

LIMITED WARRANTY DEED

STATE OF GEORGIA

COUNTY OF _____

This Indenture made this _____ day of _____, **20**____ between _____ of the County of _____, State of Georgia, as party or parties of the first part, hereinunder called Grantor, and _____ 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,

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, for it's heirs, executors and administrators, will warrant and forever defend the right and title to the above-described property, unto the said Grantee, it's heirs and assigns, against the claims of all persons claiming by, through, or under Grantor herein.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal this day and year first written above.

Signed, sealed and delivered in the presence of:

Witness _____ **(Seal)**

Notary Public _____ **(Seal)**

