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STATE OF GEORGIA

WARRANTY DEED
W. ASHLEY HAWKINS
ATTORNEY AT LAW
P. O. BOX 326
27 NORTH LEE STREET
FORSYTH, GEORGIA 31029
GEORGIA BAR #20150
817-904-4413

COUNTY OF Monroe

THIS INDENTURE, made this 1st day of October

in the year of our Lord One Thousand Nine Hundred and Ninety-Three

between Boykin Elliott, Jr.

of the State of Georgia and County of Monroe part y of the first part and B.S. Elliott, III

of the State of Georgia and County of Monroe part y of the second part.

WITNESSETH That the said part y of the first part, for and in consideration of the sum of Five and no/100 DOLLARS

Love and affection for my son and five and no/100 DOLLARS in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, unto the said part y of the second part his grant, bargain, sell and convey and assigns, the following described property, to-wit:

ALL that tract or parcel of land lying and being in Land Lots 83 and 88 of the 11th Land District of Monroe County, Georgia, more particularly described as: 21.4 acres, more or less, beginning at the Northeast corner of a 2.62 acre tract owned by B.S. Elliott, III, where the same adjoins the Western right-of-way of Norwood Street; thence turn and run Northerly along the Western right-of-way of Norwood Street to the point where the same joins the Northeast corner of the 46.03 acre tract deeded to Boykin Elliott, Jr., of which this within deed is the upper portion of the 46.03 acre tract; from that point turn and run Westerly along the Northern land lot line of Land Lot 83 to the point where same intersects the common point of Land Lots 89, 88, 82 and 83; thence continue West along the Northern land lot line of Land Lot 88 until the same intersects the Townfield Branch; thence turn and follow along the meanderings of the Townfield Branch in a Southeasterly direction until the same starts to turn Southwesterly; at that point, turn and run East parallel to the Northern land lot lines of Land Lots 88 and 83 until the West boundary of the 2.62 acre tract of B.S. Elliott, III is reached, said point on the Western boundary being approximately 100 feet South of the Northwest corner of the 2.62 acre tract; thence turn and run along the Western boundary of the 2.62 acre tract North until the Northwest corner is reached, the distance being approximately 100 feet; thence turn and run East along the Northern boundary of the 2.62 acre tract an approximate distance of 378 feet until the Point of Beginning is reached on the Western right-of-way of Norwood Street.

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 any wise appertaining, to the only proper use, benefit and behoof of B.S. Elliott, III the said part y of the second part, his

And the said part y of the first part, for his heirs, successors and administrators will warrant and forever defend the right and title to the above described property unto the said part y of the second part, his heirs successors, legal representatives and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, The said part y of the first part has hereunto set his hand affixed his seal and delivered these presents, the day and year above written.

Signed, sealed and delivered in the presence of:

on the 1st day of October 19 93

[Signature]
Notary Public
State of Georgia, County of Monroe
My commission expires July 4, 1994

[Signature] (Seal)
BOYKIN ELLIOTT, JR.

Monroe County, Georgia (Seal)
Real Estate Transfer Tax (Seal)
Paid \$ NONE (Seal)
Date Oct. 8 1993 (Seal)
[Signature] Clerk

FILED & RECORDED
CLERK SUPERIOR COURT
MONROE COUNTY, GA

OCT -8 93 PM 4:09

GET LINDA HANM
CLERK

BY: *[Signature]*

Recorded: Oct day of October 19 93

Deed Book (Vol.) 413 PAGE 161

[Signature]
Clerk

32717

3



STATE OF GEORGIA

COUNTY OF MONROE

WARRANTY DEED

W. ASHLEY HAWKINS
ATTORNEY AT LAW
P. O. BOX 325
22 NORTH LEE STREET
FORBETH, GEORGIA 31028
GEORGIA BAR #32180
913-994-8412

THIS INDENTURE, made this 20 day of May
in the year of our Lord One Thousand Nine Hundred and Ninety-Three

between BOYKIN ELLIOTT, JR.

of the State of Georgia and County of Monroe part y of the
first part and B.S. ELLIOTT, III

of the State of Georgia and County of Monroe part y of the
second part.

WITNESSETH: That the said party of the first part, for and in consideration of the sum of LOVE AND AFFECTION AND TEN AND NO/100 (\$10.00) DOLLARS 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 do as grant, bargain, sell and convey unto the said party of the second part his heirs, successors, legal representatives, and assigns, the following described property, to-wit:

SEE REVERSE FOR PROPERTY DESCRIPTION OF PARCELS ONE AND TWO, LAND LOT 83,
11TH LAND DISTRICT, MONROE COUNTY, GEORGIA

FILED & RECORDED
CLERK SUPERIOR COURT
MONROE COUNTY, GA

MAY 27 93 AM 10:40

SERAPIONE G. HAN
CLERK

Serapione G. Han
Clerk

Monroe County, Georgia

"Real Estate Transfer Tax"

Paid \$ None

Date May 27, 1993

Deane Latham, Clerk

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 any wise appertaining, to the only proper use, benefit and behoof of B.S. Elliott, III the said part y of the second part, his heirs, successors and assigns, IN FEE SIMPLE.

And the said part y 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 part y of the second part, his heirs successors, legal representatives and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, The said party of the first part has hereunto set his hand and affixed his seal and delivered these presents, the day and year above written.

Signed, sealed and delivered in the presence of:

on the 21 day of May 19 93

[Signature]
Notary Public

State of Georgia, County of Monroe

My comm. expires My Commission Expires July 6, 1995

Boyd Elliott, Jr. (Seal)
BOYKIN ELLIOTT, JR.

(Seal)

(Seal)

(Seal)

(Seal)

Recorded: 28 day of May 19 93

Deed Book (Vol.) VOL 401 PAGE 103(104)

[Signature]
Clerk

PARCEL ONE: All that tract or parcel of land lying and being in Land Lot 83 of the 11th Land District of Monroe County, Georgia, more particularly described as 2.82 acres as follows: Begin at the point where the Northeast corner of the Eleanor Harris lot adjoins the Western right-of-way of Norwood Street; thence turn and run Westerly along the Northern boundary of the Eleanor Harris lot a distance of 250 feet, more or less, to the Northwest corner of the Eleanor Harris lot; thence continue on Westerly along the Northernmost Northern boundary of the Billy Bennett lot a distance of 128 feet to the Northwest corner of the Billy Bennett lot, which is the Southwest corner of this property; thence turn and run Northerly a distance of 325 feet, more or less, to a point; said point being the Northwest corner of the property herein conveyed; thence turn and run on the Southerly side of a fence separating this property from a pecan orchard in an Easterly direction to a point on the Western right-of-way of Norwood Street a distance of 378 feet, more or less; thence turn and run along the Western right-of-way of Norwood Street Southerly to the POINT OF BEGINNING. The property contains the home house formerly of Marjorie E. Jones and is bounded generally as follows: North by the fence separating this tract from the pecan orchard; Easterly by the Western right-of-way of Norwood Street; Southerly by the lands of Eleanor Harris and Billy Bennett and West by lands formerly of Marjorie E. Jones, now Boykin Elliott, Jr. This was once part of a 46.03 acre tract of Marjorie E. Jones.

PARCEL TWO: ALL that tract or parcel of land lying and being in Monroe County, Georgia, in Land Lot 83 of the 11th Land District, lying partially within the corporate limits of the City of Culloden; said property is long, narrow and rectangular in shape, and is believed to be 1.2 acres, more or less, described as follows: Bounded on the East by the Western right-of-way of old U.S. Highway 341; on the South by the Northern right-of-way of an extension of Lockett Street; on the West by the Eastern right-of-way of Norwood Street; and on the North by lands now or formerly owned by Clara Panamon.

This is a part of that same property deeded to Boykin Elliott, Jr., by warranty deed of 20 May, 1993, recorded in the Monroe County Clerk's Office and shown as Tract #III.

WARRANTY DEED

FROM
BOYKIN ELLIOTT, JR.

TO
B. S. ELLIOTT, III

May 20 19 93

GEORGIA MONROE COUNTY

Clerk's Office Superior Court

Filed for Record at 10:40 o'clock PM, M.

Recorded in Book 401 Folio 103-104

May 28 1993
Lynn H. Skumfeldt