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After Recording Return To:
Langdale & Vallotton, LLP
1007 N. Patterson Street
Valdosta, GA 31601
File No.: 99328/J

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Lowndes County, Georgia
Real Estate Transfer Tax

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Date Jan 16, 2004

WARRANTY DEED

Sara L. Crow
Clerk, Superior Court

GEORGIA, LOWNDES COUNTY

THIS INDENTURE, made this 31st day of December, 2003, between TERESA R. MINCHEW, of Lowndes County, Georgia, of the first part, and RODGERS AND MINCHEW INVESTMENTS, LLC, a Georgia limited liability company, 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 VALUABLE CONSIDERATION, in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, have/has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey, unto the party of the second part, its successors and assigns, all of her right, title and interest in and to the following described property, to-wit:

All that tract or parcel of land situate, lying and being in Land Lot No. 11, of the 12th Land District of Lowndes County, Georgia, and being more particularly described as all of Tract B, consisting of 1.27 acres, as depicted upon that certain map or plat of survey thereof recorded in Plat Cabinet A, at Page 2368, of the Lowndes County, Georgia, Deed Records, to which map or plat of survey and the record thereof reference is hereby made for all purposes in aid of description.

NEVERTHELESS, HOWEVER, this deed and the warranties contained herein are subject to the following:

1. Ad valorem taxes and assessments for 2004 and subsequent years.
2. Applicable restrictive covenants and/or easements of record.

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 Grantee, the said party of the second part, its successors and assigns, in fee simple. And the said party of the first part, her heirs, executors, administrators, the said bargained premises unto the said party of the second part, its successors and assigns, against the said party of the first part, her heirs, executors and administrators, and all persons whatsoever, shall and will warrant and forever defend by virtue of these presents.

IN WITNESS WHEREOF, the said party of the first part has hereunto set her hand and affixed her seal on the day and year above written.

Signed, sealed and delivered
in the presence of:

Justin A. Patrick
Witness
Sheri L. Rogers
NOTARY PUBLIC

Teresa R. Minchew (SEAL)
TERESA R. MINCHEW

