

Return to: Victor Y. Johnson
THE GRAHAM LAW FIRM, LLC
P O Drawer 300
Danielsville, GA 30633

(SPACE ABOVE THIS LINE FOR RECORDING DATA)

WARRANTY DEED

STATE OF GEORGIA, MADISON COUNTY

THIS INDENTURE, Made this 14th day of July, 2016, between **SEAVY H. O'NEAL, III** of the County of Oglethorpe and State of Georgia as Grantor and **MICHAEL T. MOODY** of the County of Madison and State of Georgia as Grantee.

WITNESSETH, That the said Grantor, for and in consideration of the sum of **TEN AND NO/100ths 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, grants, bargains, sells and conveys, and by these presents grants, bargains, sells and conveys unto the said Grantee, all the following property, to-wit:

All that tract or parcel of land, together with all improvements thereon, situate, lying and being in the 1420th District, G.M. of Franklin County, Georgia, containing 10.00 acres, more or less, and lying and being on the northwesterly side of U.S. Highway 29 and the southerly side of State Highway 174, (adjoining property to the north now or formerly of Johnny Dove) said tract being more particularly delineated as Tract No. 1 on that certain survey entitled "SURVEY FOR: JAMES BEALS," prepared by Kenneth V. Cash, Registered Surveyor No. 2539, dated October 5, 1998, and recorded in Plat Book 25, page 384, said plat being incorporated herein by reference. Tax Map & Parcel No.: 049 050B

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 in or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee, forever in **Fee Simple**.

And the said Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons whomsoever.