

This instrument prepared by and after
recording is to be returned to:

David S. Hollingsworth/kr
Smith, Hawkins, Hollingsworth & Reeves, LLP
P. O. Box 6495
Macon, Georgia 31208-6495



Doc ID: 016796170003 Type: GLR
Recorded: 11/17/2021 at 03:02:15 PM
Fee Amt: \$690.00 Page 1 of 3
Transfer Tax: \$665.00
Houston, Ga. Clerk Superior Court
Carolyn V. Sullivan Superior Court C.

BK **9452** PG **41-43**

**STATE OF GEORGIA
COUNTY OF HOUSTON**

LIMITED WARRANTY DEED

THIS INDENTURE made this 21st day of October 2021 by and between **David L. Harris and Kimberly S. Harris**, residents of Georgia, Party of the First Part and **Ernest L. Pickard, Jr., and Tina B. Pickard**, residents of Georgia, Party of the Second Part.

WITNESSETH:

That the said Party of the First Part, for and in consideration of the sum of One Hundred Dollars (\$100.00) and other 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, their heirs, successors, legal representatives, and assigns the following described property, to-wit:

EXHIBIT "A" ATTACHED

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 any wise appertaining, to the only proper use, benefit and behoof of her, the said Party of the Second Part, their heirs, successors, legal representatives and assigns, IN FEE SIMPLE.

The said Party of the First Part, for their heirs, successors, legal representatives, and assigns, will warrant and forever defend the right and title to the above-described property unto the said Party of the Second Part, their heirs, successors, legal representatives and assigns, against the lawful claims of all persons owing, holding or claiming by, through or under the said Party of the First Part.

IN WITNESS WHEREOF, the said Party of the First Part has hereunto set their hands and affixed their seals and delivered these presents, the day and year above written.

David L. Harris (L.S.)
David L. Harris

Kimberly S. Harris (L.S.)
Kimberly S. Harris

Sworn to and subscribed before me
this 13 day of October 2021.

Leborah Green
Witness

Diana Beechler
Notary Public, State of Georgia
My Commission Expires:

Jan 29, 2024



EXHIBIT "A"

All that tract or parcel of land situate, lying and being in Land Lot 51 of the Thirteenth (13th) Land District of Houston County, Georgia, being known and designated as Lot 30, Whitfield Farm subdivision, according to a plat of survey being of record in Plat Book 58, Page 20-24, Clerk's Office, Houston Superior Court. Said plat and the record thereof are incorporated herein by reference for all purposes.

AND:

All that tract or parcel of land situate, lying and being in Land Lot 51 of the Thirteenth (13th) Land District of Houston County, Georgia, being known and designated as Tract B, containing 0.97 acres, according to a plat of survey prepared by McLeod Surveying, certified by Marty A. McLeod, G.R.L.S. No. 2991, dated September 18, 2020, and being of record in Plat Book 82, Page 18, Clerk's Office, Houston Superior Court. Said plat and the record thereof are incorporated herein by reference for all purposes.

LESS AND EXCEPT:

All that tract or parcel of land situate, lying and being in Land Lot 51 of the Thirteenth (13th) Land District of Houston County, Georgia, being known and designated as Tract A, containing 0.97 acres, according to a plat of survey prepared by McLeod Surveying, certified by Marty A. McLeod, G.R.L.S. No. 2991, dated September 18, 2020, and being of record in Plat Book 82, Page 18, Clerk's Office, Houston Superior Court. Said plat and the record thereof are incorporated herein by reference for all purposes.

This conveyance and the warranties hereinafter contained are made subject to any and all restrictions, easements, covenants and rights-of-way affecting said described property.

This property is currently designated as 142 Fuller Road, Hawkinsville, Georgia 31036.
Tax Parcel 00114-060-000