

Return to: _____

LIMITED WARRANTY DEED

STATE OF GEORGIA

COUNTY OF _____

THIS INDENTURE, Made the ____ day of _____, 20__ between _____ of the County of _____, and the State of _____, as party or parties of the first part, hereinafter called Grantor, and _____ of the County of _____, and the State of _____, as party or parties of the second part, hereinafter called Grantee.

WITNESSETH

Grantor, for and in consideration of _____ dollars (\$_____) received at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed and by these presents does hereby grant, bargain, sell and convey unto the Grantee the following described property:

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 Grantee, heirs and assigns, forever, in FEE SIMPLE.

AND THE SAID Grantor, heirs, executors and administrators, will warrant and forever defend the right and title to the above described property, unto the Grantee, heirs and assigns, against all claims of all persons owning, holding and claiming by through or under the Grantor.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written.

By: _____

Signed, sealed and delivered in the presence of:

Unofficial Witness

Notary Public

(Notary Seal)

My commission expires: _____

Please contact your local underwriter for the guidelines and requirements for this form.