

Prepared By

Name: _____

Address: _____

State: _____ Zip Code: _____

**After Recording, Mail This Document
and All Property Tax and Assessment
Notices To:**

Name: _____

Address: _____

State: _____ Zip Code: _____

Space Above This Line for Recorder's Use

**LOUISIANA GENERAL WARRANTY DEED
"ACT OF SALE"**

STATE OF LOUISIANA

_____ PARISH

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of _____ (\$_____) in hand paid to _____, a _____, whose social security or tax identification number ends with the last four digits of _____, residing at _____, Parish of _____, City of _____, State of _____ (hereinafter known as the "Vendor(s)") hereby grants and conveys to _____, a _____, whose social security or tax identification number ends with the last four digits of _____, residing at _____, Parish of _____, City of _____, State of _____ (hereinafter known as the "Vendee(s)") with warranty covenants to the title, interest, and claim in or to the following *described real estate (*and in Exhibit A if attached), situated in _____ Parish, Louisiana to-wit:

[INSERT LEGAL DESCRIPTION HERE AND/OR ATTACH EXHIBIT A]



TOGETHER WITH all the rights, members and appurtenances to the Real Estate in anywise appertaining or belonging thereto.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said Vendee(s), their heirs and assigns forever.

And said Vendor(s), for said Vendor(s), their heirs, successors, executors and administrators, covenants with Vendee(s), and with their heirs and assigns, that Vendor(s) are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said Parish; and that Vendor(s) will, and their heirs, executors and administrators shall, warrant and defend the same to said Vendee(s), and their heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, Vendor(s) has executed and delivered this General Warranty Deed under seal as of the day and year first above written.

_____ Vendor's Signature	_____ Vendor's Signature
_____ Vendor's Name	_____ Vendor's Name
_____ Address	_____ Address
_____ City, State & Zip	_____ City, State & Zip

In Witness Whereof,

_____ Witness's Signature	_____ Witness's Signature
_____ Witness's Name	_____ Witness's Name
_____ Address	_____ Address
_____ City, State & Zip	_____ City, State & Zip

STATE OF LOUISIANA)

PARISH OF _____)

I, the undersigned, a Notary Public in and for said Parish, in said State, hereby certify that _____ whose names are signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they, executed the same voluntarily on the day the same bears date.

Given under my hand this ____ day of _____, 20__.

Notary Public

My Commission Expires: _____

