

Return Recorded Document to:

LIMITED WARRANTY DEED

STATE OF GEORGIA

COUNTY OF ^

THIS INDENTURE is made as of ^, 20^, between ^ (hereinafter referred to as "Grantor") and ^, a ^ (hereinafter referred to as "Grantee") ("Grantor" and "Grantee" to include their respective successors, legal representatives and assigns where the context requires or permits).

W I T N E S S E T H

GRANTOR, in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency whereof are hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and does hereby grant, bargain, sell, alien, convey and confirm unto Grantee, in fee simple, the following described property (hereinafter referred to as the "Land"):

See Exhibit "A" attached hereto and made a part hereof.

TO HAVE AND TO HOLD the Land, 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 forever in FEE SIMPLE; subject only to the matters (hereinafter referred to as "Permitted Exceptions") set out in the attached Exhibit "B", which Exhibit is incorporated herein.

AND GRANTOR WILL WARRANT and forever defend the right and title to the Land unto Grantee against the claims of any persons owning, holding or claiming by, through or under Grantor, except for claims arising under or by virtue of the Permitted Exceptions.

EXECUTED under seal as of the date above.

Signed, sealed and delivered in
the presence of:

SELLER:

Unofficial Witness

_____(Seal)

Notary Public

My Commission Expires:

(NOTARIAL SEAL)