

**This document prepared by (and after recording )**  
**return to):** )  
Name: )  
Firm/Company: )  
Address: )  
Address 2: )  
City, State, Zip: )  
Phone: )  
) )  
)

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**WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS THAT:**

FOR VALUABLE CONSIDERATION OF TEN DOLLARS (\$10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, \_\_\_\_\_ and \_\_\_\_\_, hereinafter referred to as "Vendors", whether one or more, does hereby grant, bargain, sell, convey, deliver and warrant unto \_\_\_\_\_ and \_\_\_\_\_, Husband and Wife, hereinafter "Vendees", with full guarantee of actions of warranty against all former proprietors of the property herein conveyed, together with all rights of prescription, whether acquisitive or liberative, to which Vendors may be entitled, the following lands and property, as joint tenants with right of survivorship, and not as community property, together with all improvements located thereon, lying in the Parish of \_\_\_\_\_, State of Louisiana to-wit:

*Describe Property or State "SEE DESCRIPTION ATTACHED"*

Prior instrument reference: Book \_\_\_\_\_, Page \_\_\_\_\_, Document No. \_\_\_\_\_, of the Recorder of \_\_\_\_\_ Parish, Louisiana.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

TO HAVE AND TO HOLD same unto Vendees, and unto Vendees' heirs and assigns forever, with all appurtenances thereunto belonging.

The certificate of mortgage is hereby waived by the parties, and evidence of the payment of taxes produced.

The property herein conveyed  is not a part of the homestead of Vendors, or  is part of the homestead of Vendors and if Vendors are married, the conveyance is joined by both Husband and Wife.

VENDORS do for Vendors and Vendors' heirs, personal representatives, executors and assigns forever hereby covenant with VENDEES that Vendors are lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Vendors have a good

right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

WITNESS my hand at \_\_\_\_\_ Louisiana, in the presence of \_\_\_\_\_ and \_\_\_\_\_, lawful witnesses on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
Vendor

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Vendor

\_\_\_\_\_  
Print Name

Signed, Sealed and Delivered  
in the presence of:

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Witness

STATE OF \_\_\_\_\_  
PARISH OF \_\_\_\_\_

On this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, before me personally appeared \_\_\_\_\_, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that (he/she/they) executed it as (his/her/their) free act and deed.

\_\_\_\_\_  
Notary Public

Print Name: \_\_\_\_\_

My commission expires:  
  
\_\_\_\_\_

**Vendor(s) Name, Address, phone:**

**Vendee(s) Name, Address, phone:**

**SEND TAX STATEMENTS TO VENDEE**