

**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**  
 (Individual to Individual)

**THIS INDENTURE**, Made the \_\_\_\_\_ day of \_\_\_\_\_, in the year 20\_\_\_\_ between \_\_\_\_\_, an Individual, hereinafter referred to as "Grantor", and \_\_\_\_\_, an Individual, hereinafter "Grantee", (the words "Grantor" and "Grantee" to include their respective heirs, successors, and assigns where the context requires or permits).

**WITNESSETH** that: Grantor, for and in consideration of the sum of ten dollars (\$10.00) and other valuable consideration in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, by these presents does hereby grant, bargain, sell, alien, convey, and confirm unto the said Grantee, the following lands and property, together with all improvements located thereon, lying in the County of \_\_\_\_\_, State of Georgia, to-wit:

Describe Property of State "SEE DESCRIPTION ATTACHED"

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

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by Grantor, if any, which are reserved by Grantor. THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record affecting said premises.

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

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and the said Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons whomsoever.

WITNESS Grantor(s) hand(s) this the \_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_.

Signed, Sealed and Delivered  
in the presence of:

\_\_\_\_\_  
Grantor {Seal}  
{Type Name}

\_\_\_\_\_  
Witness

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

IN WITNESS WHEREOF, the Grantor(s) has/have signed and sealed this deed, the day and year first above written.

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

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

**SEND TAX STATEMENTS TO GRANTEE**