

94BB3614

WARRANTY DEED **CLERK, AFTER RECORDING, RETURN DOCUMENTS TO: KIM SELLERS, #80.**

STATE OF GEORGIA
COUNTY OF CHEROKEE

SELLERS & WARREN
P.O. BOX 2248
WOODSTOCK, GA 30188-1377

SELLERS & WARREN
Post Office Box 2248
Woodstock, GA 30188-1377

THIS INDENTURE, made this 1st day of September in the year of our Lord One Thousand Nine Hundred and NINETY FOUR between **MICHAEL W. LOWE** **DBA MOUNTAIN PROPERTIES**

of the State of Georgia and County of Pickens, hereinafter referred to as **GRANTOR**, and **ELIZABETH GAYLE EDMONDSON**

of the State of Georgia and County of Pickens, hereinafter referred to as **GRANTEE**.

WITNESSETH: That the said **GRANTOR**, for and in consideration of the sum of TEN AND OTHER **GOOD AND VALUABLE CONSIDERATION** (\$10.00--) DOLLARS and other good and valuable consideration in hand paid, 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 grant, bargain, sell and convey unto the said **GRANTEE** (the terms "GRANTOR" and "GRANTEE" include the respective heirs, successors and assigns of each where the context requires or permits), the following described real property, to wit: **ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 295 OF THE 5TH DISTRICT, 2ND SECTION, PICKENS COUNTY, GEORGIA, BEING LOT 2708, MOLE MOUNTAIN SECTION, BENT TREE, AS PER PLAT RECORDED AT PLAT BOOK D, PAGE 264, PICKENS COUNTY RECORDS, WHICH SAID PLAT IS INCORPORATED HEREIN BY REFERENCE AND MADE A PART HEREOF.**

SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

Pickens County, Georgia
Real Estate Transfer Tax
Paid \$ 75.00
Date 9-6-94
[Signature]
[Signature]

PICKENS COUNTY FILED FOR RECORD ON
THE 6 DAY OF Sept. 1994 1:00 P.M.
RECORDED THIS 1 DAY OF Sept. 1994
JOYCE F. CANTRELL, CSC, BOOK NO. 226 PAGE 310

Subject to easements and restrictions of record.

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 said **GRANTEE**, forever, in **FEES SIMPLE**.

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.

IN WITNESS WHEREOF, **GRANTOR** has signed and sealed this day and year above written.

Signed, sealed and delivered
in the presence of:

[Signature]
UNOFFICIAL WITNESS

[Signature]
MICHAEL W. LOWE

(SRAI)

[Signature]
NOTARY PUBLIC

Notary Public, Gwinnet County, Georgia
My Commission Expires March 6, 1996