

Type: GEORGIA LAND RECORDS
Recorded: 7/29/2022 11:14:00 AM
Fee Amt: \$400.00 Page 1 of 3
Transfer Tax: \$375.00
Bibb County Superior Court
Erica Woodford Clerk

Participant ID: 3779397156

BK 11336 PG 41 - 43

22-10861

Return

MOORE LAW FIRM, LLC

Post Office Drawer 8269

Warner Robins, GA 31095

(478) 328-3200

WARRANTY DEED

**STATE OF GEORGIA
COUNTY OF HOUSTON**

This Indenture made this 27th day of July, 2022 between Timberlake, LLP, of the County of Houston, State of Georgia, as party or parties of the first part, hereinafter called Grantor, and LJ, LLC, as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

W I T N E S S E T H that: Grantor, for and in consideration of the sum of **TEN AND 00/100 (\$10.00) Dollars** and other good and valuable consideration in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee,

All that tract or parcel of land situate, lying and being in Land Lot 182 and 203 of the Third Land District of Bibb County, Georgia, being known and designated as Tract "B", consisting of 4.45 acres, more or less, as shown on that certain map or plat of survey prepared by Wellston Associates Land Surveyors, LLC., certified by Carl B. Levi, Georgia Registered Land Surveyor No. 2744, dated November 9, 2021, a copy of which is of record in Plat Book 94, Page 882, Clerk's Office, Bibb Superior Court. Said plat and the recorded copy thereof are hereby made a part of this description by reference thereto for all purposes.

Also, all that tract or parcel of land lying and being in Land Lots 182 and 203 of the 3rd Land District of Bibb County, Georgia being more particularly shown and designated as "Service Road 55' R W" on a plat for Joe E. Timberlake, III, recorded in Plat Book 87, Page 107, Clerk's Office, Bibb Superior Court. Said property being conveyed is bounded on the South by Eisenhower Parkway, on the West by property now or formerly owned by Mary r. Hancock, on the North by lands of Timberlake, L.L.P and on the East by Holly Road. The property also is more particularly described in a Right of Way Deed dated May 25, 1966, from H. Felton Hamlin to Bibb County, Georgia, recorded in Deed Book 992, Page 367, Clerk's Office, Bibb Superior Court, which Deed is by this reference made a part hereof.

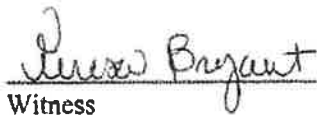
TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in **FEE SIMPLE**.

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 hereunto set grantor's hand and seal this day and year first above written.

Signed, sealed and delivered in the presence of:

Timberlake, LLP


Witness

By: 
Joe E. Timberlake, III, Administrator


Notary Public

