

Return to: ✓

Vanner & Peacock, LLC  
1719 Russell Parkway, Building 200  
Warner Robins, Georgia 31088  
Phone: 478-922-3010  
Fax: 478-328-9911  
21-13728 / Galle

FILED & RECORDED  
Peach County Clerk Superior Court

JUL 15 2021

Book 654 Page 150 Time 8:00A.M.

Sherry Gonzalez

PEACH COUNTY, GEORGIA  
Real Estate Transfer Tax

Paid \$ 85.00

Date

July 15, 2021

*[Signature]*  
Clerk of Superior Court  
Deputy

—Above this line for Official Use Only—

## LIMITED WARRANTY DEED

JOINT TENANCY WITH SURVIVORSHIP

STATE OF GEORGIA,  
COUNTY OF HOUSTON

THIS INDENTURE made this 7th day of July, 2021 between, THE MINOR COMPANY, INC., and JLP PROPERTIES INC., of the County of Houston, State of Georgia, as party or parties of the first part, hereinafter called Grantor, and JAMES ROGER GUILLE, JR. AND SHERI LYNN GUILLE, as joint tenants with survivorship and not as tenants in common as parties of the second part, hereinafter called Grantees (the words "Grantor" and "Grantees" 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 good and valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipts 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 Grantees, as joint tenants and not as tenants in common, for and during their joint lives, and upon the death of either of them, then to the survivor of them, in fee simple, together with every contingent remainder and right of reversion, and to the heirs and assigns of said survivor, the following described property:

All that tract or parcel of land situate, lying and being in Land Lot 25 of the Ninth (9th) Land District of Peach County, Georgia, known and designated as Lot 23, of a Subdivision known as THE FARM, PHASE 2, according to a plat of survey of said Subdivision prepared by McLeod Surveying, certified by Marty A. McLeod, Georgia Registered Land Surveyor No. 2991, dated July 23, 2019, a copy of which is of record in Plat Book 29, Page 11, Clerk's Office, Peach Superior Court. Said plat and the recorded copy thereof are hereby made a part of this description by reference thereto for all purposes

This conveyance and the warranties hereinafter contained are made subject to any and all restrictions, easements, covenants and rights-of-way affecting said described property in addition to Restrictive Covenants as contained in Instrument of record in Deed Book 257, Pages 539-562, Clerk's Office, Peach Superior Court; amended by instrument of record in Deed Book 269, Pages 679-684 and Deed Book 608, Pages 893-916, Clerk's Office, Peach Superior Court.

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 behoove of the said Grantees, as joint tenants and not as tenants in common, for and during their joint lives, and upon the death of either of them, then to the survivor of them in **FEE SIMPLE**, together with every contingent remainder and right of reversion, and to the heirs and assigns of said survivor.

**THIS CONVEYANCE** is made pursuant to Official Code of Georgia Section 44-6-190, and it is the intention of the parties hereto to hereby create in Grantees a joint tenancy estate with right of survivorship and not as tenants in common.

**AND THE SAID** Grantor, for its successors and assigns, will warrant and forever defend the right and title to the above described property, unto the said Grantee, their heirs and assigns, against the claims of all persons owning, holding or claiming by, through or under the said Grantor.

**IN WITNESS WHEREOF**, the Grantor has hereunto set grantor's hand and seal this day and year first above written.

Signed, sealed and delivered in the presence of:

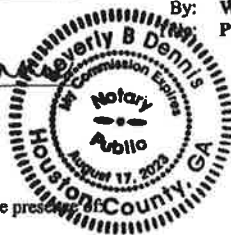
THE MINOR COMPANY, INC.

  
Witness

By:

  
W. Clay Smith  
President

  
Beverly B. Dennis  
Notary Public




Signed, sealed and delivered in the presence of:

JLP PROPERTIES, INC.

  
Witness

By:  
Title:

  
Jimmy L. Paul  
President

  
Leah Yanny  
Notary Public  
My Commission Expires 12/23

