

**Warranty Deed**

**(WITH RIGHT OF SURVIVORSHIP)**

**GEORGIA, HART COUNTY**

**THIS INDENTURE, made this 8th day of October in the Year of Our Lord One Thousand Nine Hundred Ninety-Eight Between Thomas Edward Bagley, Jr., of the State of Georgia and County of Hart as party of the First Part, and Carl J. Ball and Linda J. Ball of the State of West Virginia, County of Cabell as parties of the Second Part.**

**WITNESSETH: that the said party of the First Part, for and in consideration of the sum of Ten Dollars and other good and valuable consideration, in hand paid, at and before the sealing and delivery of these presents does grant, bargain, sell and convey unto the said parties of the Second Part as joint tenants with right of survivorship, 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 property:**

**All that tract or parcel of land, situate, lying and being in the 1119th District, G.M., Hart County, Georgia, being known and designated as Lot Nos One (1) and (2) Two and more particularly described as a Plat by A.M. Britt, Surveyor, dated April 2, 1982, recorded at Plat Book 2C, Page 260, in the Office of the Clerk of Superior Court of Hart County, Georgia, which said plat is hereby incorporated into this description by reference and made a part hereof, and being the same property conveyed to Thomas Edward Bagley, Jr. by Paradise Realty, Inc. By Warranty Deed dated August 12, 1993, recorded at Deed Book 249, Page 375, said Clerk's Office.**

**Also conveyed herewith is a non-exclusive perpetual easement over and across a 60 foot wide street. Said street is particularly shown on said plat.**

**The above described property is conveyed subject to those restrictions shown in the above referenced Warranty Deed.**

**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 parties of the Second Part, as joint tenants with right of survivorship, 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.**

**AND THE SAID party of the First Part, his Heirs, executors and administrators, will warrant and forever defend the right and title to the above described property, unto the said parties of the Second Part, as hereinabove provided, against the claims of all persons whomsoever.**

**IN WITNESS WHEREOF, the said party of the First Part has hereunto set his hand and seal, the day and year above written.**

Signed, sealed and delivered in the presence of

*[Handwritten signature]*

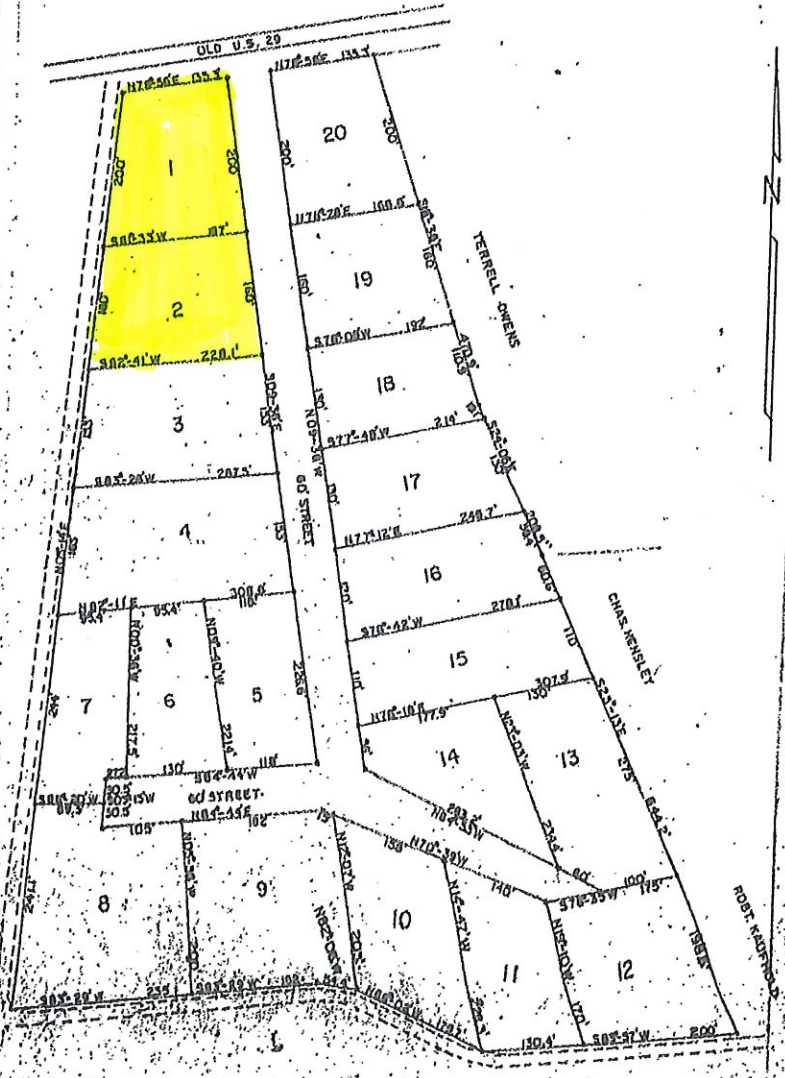
*[Handwritten signature]* (SEAL)  
Thomas Edward Bagley, Jr.

Witness

*[Handwritten signature]*  
Notary Public



457



HART COUNTY, GEORGIA  
 19th DIST. G.M.  
 SURVEYED APR. 2, 1982  
 1"=100'  
 (7) 378-8477



FILED AND RECORDED  
 BOOK 2-8, PAGES 160  
 1985 JUL 23 11-1124  
 HARRIS & HARRIS  
 HARRIS & HARRIS

**\*\*NO TITLE EXAMINATION PERFORMED BY THE PREPARER OF THIS DEED\*\***

**Warranty Deed**

State of Georgia Hart County  
THIS INDENTURE, made this 12th day of August, in the year of our Lord, One Thousand, Nine Hundred and Ninety-three, between  
PARADISE REALTY, INC.

of the county of Hart, state of Georgia, as party or parties of the first part, hereinafter called Grantor, and  
THOMAS EDWARD BAGLEY, JR.

of the county of Hart, state of Georgia, as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, executors, administrators, successors and assigns where the context requires or permits.)

WITNESSETH: That the said Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) 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 and conveyed, and by these presents does grant, bargain, sell, assign, alien, confirm and convey unto the said Grantee, the following described property, to-wit:

All that tract or parcel of land, with improvements thereon, lying and being in the 1119th Georgia Militia District of Hart County, Georgia and being designated as Lots 1 and 2 on a plat of survey dated April 2, 1982 prepared by A.M. Britt, Registered Land Surveyor, of record in Plat Book 2C, Page 260, in the Office of the Clerk of Superior Court of Hart County, Georgia, which plat and the recordation thereof are by reference incorporated herein to aid in this description.

Said property is bounded, now or formerly substantially as follows: On the North by Old U.S. 29; on the East by the 60 foot street; on the South by Lot 3; and on the West by the dirt road.

Also conveyed herein is a perpetual non-exclusive right of way easement for ingress-egress over and across the 60 foot street leading from this property to Old U.S. 29.

This property is conveyed subject to the following restrictions:

- (1) No house or home of less than 1,000 square feet of heated area may be erected upon any portion of the above described property;
- (2) No mobile homes may be located upon any portion of the above described property unless such mobile homes are 2 years old or newer when located thereon, and no mobile homes may be located upon any portion of the above described property for residential purposes;
- (3) no mobile home may be located upon any portion of the above described property within two hundred (200) feet of the right of way of Old U.S. Highway No. 29 as shown on the aforementioned plat, and
- (4) no commercial trailer park business may be conducted upon any portion of the above described property.

*restrictions*

FILED IN  
SUPERIOR COURT  
CLERK OF SUPERIOR COURT  
HART COUNTY, GA  
AUG 17 1993  
12:55 PM '93

HART County, Georgia  
Paid \$ 20.00 Estate Transfer Tax  
Date 8-17-93  
Clerk of Superior Court

TO HAVE AND TO HOLD the said bargained premises, together with all and singular the rights, members and appurtenances thereof, to the same being belonging or in any wise appertaining, to the only proper use, benefit and behoof of the said Grantee, in fee simple. And the said Grantor shall and will warrant and forever defend by virtue of these presents, the right and title to the above described property unto the Grantee against the claims of all persons whomsoever.

IN WITNESS WHEREOF, the said Grantor, has signed and sealed this deed, the day and year first hereon in written.

Signed, sealed and delivered in the presence of  
Deborah W. Adams (Seal)  
Thomas E. Bagley, Jr. (Seal)  
Notary Public  
My commission expires 4-16-94

