

RECORDED  
BOOK 533 PAGE 518-519  
DATE 11-16-05  
W.E. "Bill" HOLLAND, III, Clerk

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ATTORNEY AT LAW  
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ROYSTON, GA 30662

Hart County, Georgia  
Real Estate Transfer Tax  
Paid \$ 0  
Date 11-16-05  
W.E. "Bill" HOLLAND, III, Clerk

NO TITLE SEARCH PERFORMED BY PREPARER OF THIS INSTRUMENT.

**WARRANTY DEED**

STATE OF GEORGIA

COUNTY OF FRANKLIN.

THIS INDENTURE, Made this 11<sup>th</sup> day of November, in the year of our Lord Two Thousand Five, between WILLIE SUE NEWTON EVANS, of the County of Hull and State of Georgia as party or parties of the first part, hereinafter called Grantor, and MARTHA EVANS TURMAN, of the County of Elbert and State of Georgia, and JUDY EVANS ALEWINE, of the County of Hart, State of Georgia, and TOMMY DAN EVANS, 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, successors and assigns where the context requires or permits).

WITNESSETH, That the said Grantor, for and in consideration of the sum of ~~DEED OF GIFT 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, have granted, bargained, sold, and conveyed, and by these presents does grant, bargain, sell and convey unto the said Grantee the following described property, to-wit:

All that lot and parcel of land lying and being in the City of Hartsvell, Hart County, Georgia, containing ten and twenty one-hundredths (10.20) acres, more or less, and being described the following manner: Beginning at an iron pin located on the East side of Forest Avenue at the point where the lot herein conveyed and property of Isom McAdams corners on the East side of Forest Avenue and running thence along the East side of Forest Avenue South five and one-half (5.5) degrees West six and ten one-hundredths (6.10) chains to an iron pin located at the point where the branch and the property herein conveyed corner on the East side of Forest Avenue; thence in an Easterly direction along said branch as a line thirteenth and fifty one-hundredths (13.50) chains to an iron pin located at the point where the latter branch corners with the branch bounding the property on the East; thence along the branch as a line in a Northerly direction seven and sixty-five one-hundredths (7.65) chains to an iron pin located on the East side of Forest Avenue, the beginning corner.

This lot of land is bounded on the west by Forest Avenue; on the North by property of Isom McAdams and D.B. Bobo Estate; on the East and South by a branch and is more particularly described in a plat made by G.A. Adams, Registered Surveyor, dated March 7, 1956, and of record in Plat Book 12, at page 5, Office of the Clerk, Superior Court, Hart County, Georgia, which plat and the recordation are by reference

RE: Deed Book 174, pages 369-371

**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 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 of the above described property unto the said Grantee against the claims of all persons whomsoever.

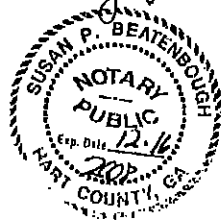
IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal, the day and year first above written.

*Willie Sue Evans* <sup>Newton</sup> (SEAL)  
**WILLIE SUE NEWTON EVANS**

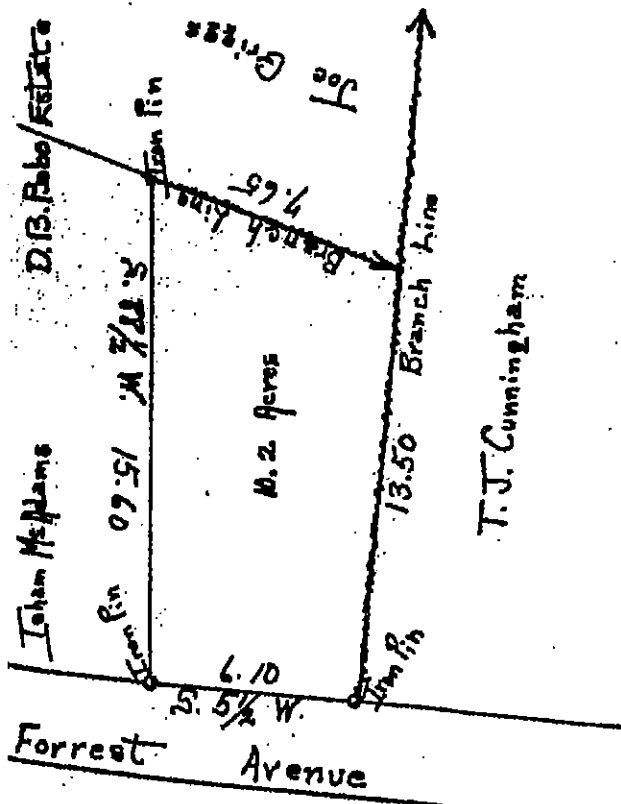
Signed, sealed and delivered in the presence of:

*[Signature]*  
Unofficial Witness

*[Signature]*  
Notary Public  
My Comm. Expires:



5191



Georgia - Hart County.

The above and foregoing plot represents a lot of land in Hart County, Georgia, in the 1112<sup>th</sup> District, S. 773.0<sup>th</sup> said State, surveyed by me on the 7<sup>th</sup> day of 7<sup>th</sup> April, 1956. The Branch on the East and South side of said tract in the line. The bearings on said Branch line not taken by me, but if the Branch will average a straight line as drawn by this plot the acreage is practically correct, but a close calculation making the line turn with every turn of the Branch might increase the acreage a small amount or it might decrease the acreage a small amount, but the variation would be small, as to the acreage of the lot of land.

Recorded May 14<sup>th</sup> 1956  
 Grace C. Brown, Deputy Clerk

G. A. Adams, Registered Surveyor