

BK:4968 PG:498-498
Filed and Recorded
Sep-16-2021 10:33 AM
DOC# 2021 - 017291
Real Estate Transfer Tax
Paid: \$ 565.20
1472021004595
KAREN P. DAVID
CLERK OF SUPERIOR COURT
WALTON COUNTY, GA
Participant ID: 1350453456

RETURN TO:

Talley & Associates, P.C.
1892 Ga Hwy. 138, SE
Conyers, GA 30013

LIMITED WARRANTY DEED

State of Georgia

County of Rockdale

File No.: 20210312

THIS INDENTURE, Made the 15th day of September, 2021, between

C. Thomas Allgood, Trustee under Item V of the Last Will and Testament of Gerald E. Smith, deceased,
as party or parties of the first part, hereinafter called Grantor, and

Benchmark Excavating, Inc.

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: Grantor, for and in consideration of the sum of ten 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, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee, to-wit:

All that tract or parcel of land lying and being in Land Lots 175 and 198 of the 4th District of Walton County, City of Walnut Grove, Georgia, containing 24.10 acres, according to Retracement Survey for Benchmark Excavating, Inc. dated April 16, 2020, prepared by Patrick & Associates, Inc., certified by James S. Hull, Jr., GRLS No. 2856, recorded in Plat Book 121, Page 47, Walton County, Georgia records, reference to said plat of survey and the record thereof being hereby made for a more complete description. Also being shown as Tract One "A" on survey recorded in Plat Book 109, Page 46, Walton County, Georgia records and survey recorded in Plat Book 111, Page 20, Walton County, Georgia records, which surveys are incorporated herein by reference and made a part hereof. Tax Parcel #WG010-00000-026-000.

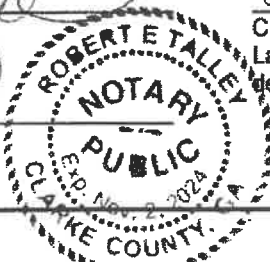
TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

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, claiming by, through or under said Grantor.

Signed, sealed and delivered
in the presence of:

Witness

Notary Public
My Commission Expires:



C. Thomas Allgood, Trustee (Seal)
C. Thomas Allgood, Trustee under Item V of the
Last Will and Testament of Gerald E. Smith,
deceased