109-2005-1245

004253

FILED IN OFFICE
2005 NOV 17 PM 12: 52
Amanda Young
CLERK, SUPERIOR COURT
OGLETHORPE CO., GA

RECORDED
BOOK 17-K PAGE 428
DATE 11/17/05
GENEVA G. STAMEY, CLERK
OGLETHORPE COUNTY, GA

After recording return to:

Susanne F. Burton, PC
P.O. Box 166
Lexington, GA 30648

Oglethorpe County, Georgia
Real Estate Transfer Tax
Paid $ 185.00
Date 11/17/05
Clerk of Superior Court

WARRANTY DEED

STATE OF GEORGIA

COUNTY OF OGLETHORPE

THIS INDENTURE, made the 16 day of November, in the year 2005, between

LOIS M. KLEIN

of the County of Oglethorpe, State of Georgia, as party of the first part, hereinafter called Grantor, and

THOMAS J. SHERIDAN and SANDRA ELLEN SHERIDAN

as 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 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 and sufficiency of which are hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto said Grantee, the following described property:

All that tract or parcel of land together with all improvements thereon, situate, lying and being in the 1303rd District, G. M., Oglethorpe County, Georgia, in the City of Crawford, Georgia, containing 0.71 of an acre as shown on survey and plat entitled "Survey for William K. Klein and Lois M. Klein" made by Sherald G. Sharp, Registered Surveyor, dated August 15, 1983 and recorded in Plat Book 10, page 350, in the Office of the Clerk of the Superior Court of Oglethorpe County, Georgia. Said plat is herein incorporated by reference therefore for a more complete description as to courses and distances, metes and bounds.

The dwelling situate upon said tract of land being known and designated as No. 229 Woodlawn Drive according to the present system of numbering houses in said City of Crawford, Georgia.

This being the same property conveyed to Rachael Spray by Eugene Spray by deed dated June 1, 1997 and recorded in Deed Book 5-A, page 304, in said Clerk's Office.

Grantor herein shall vacate said premises within four weeks from the date herein.

THIS CONVEYANCE is made subject to all zoning ordinances, easements and restrictions of record affecting said described property.

TO HAVE AND TO HOLD the said described property, 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 said Grantee, forever in FEE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the right and title to the said described property unto the said Grantee against the claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has signed and sealed this Deed, the day and year above written.

Signed, sealed and delivered in the presence of :

Amy P. Forrester
Unofficial Witness

GRANTOR:

Lois M. Klein (SEAL)
LOIS M. KLEIN

Susanne F. Burton
Notary Public
My Commission Expires: 6-20-07
[Notary Seal]

SUSANNE F. BURTON
Notary Public, Athens-Clark County, Georgia
My Commission Expires June 20, 2007