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Fee Amt: \$100.00 Page 1 of 2
Transfer Tax: \$75.00
Houston, Ga. Clerk Superior Court
Carolyn V. Sullivan Superior Court C

BK **9939** PG **309-310**

AFTER RECORDING RETURN TO:

George L. Williams, Jr.
127 Carl Vinson Parkway
Warner Robins, GA 31088

**STATE OF GEORGIA,
COUNTY OF HOUSTON**

LIMITED WARRANTY DEED
(Joint Tenants with Right of Survivorship)

THIS INDENTURE, made this 3rd day of December, 2022, between **RACHEL WOODEN** of the County of Houston, State of Georgia, as Grantor, and **LYNN BURKES AND LOWELL DALLAS BURKES** of the County of Houston, State of Georgia, as Grantees:

WITNESSETH, that the Grantor, for and in consideration of the sum of Other Valuable Considerations and Ten & no/100***, in hand paid, at and before the sealing and delivering of these presents, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents do grant, bargain, sell and convey unto the Grantees, their heirs and assigns, for and during their joint lives, and upon the death of either of them, to the survivor of them, their heirs and assigns, in fee simple, the following described property:

All that tract or parcel of land situate, lying and being in Land Lots 56 and 73 of the 10th Land District of Houston County, Georgia, which is known and designated as Tract "A", containing 23.20 acres, more or less, according to a plat of survey of property prepared for Rachel Wooden, by Marty A. McLeod, Registered Land Surveyor, No. 2991, Ocmulgee Surveyors, September 10, 2009, of record in Plat Book 72, Page 56, Clerk's Office, Houston Superior Court. The said plat and the recorded copy thereof are incorporated herein by reference for all purposes.

Also included in this conveyance are the dwelling house and storage sheds located on the property.

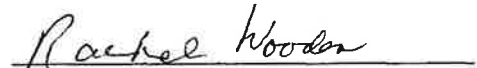
TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said party of the Grantees, heirs and assigns, forever, in fee simple, for and during their joint lives, and upon the death of either of them 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 Grantor, for her heirs, executors and administrators and assigns, will warrant and forever defend the right and title to the above-described property, unto the said party of the Grantees, their heirs and assigns, against the claims of all persons owning, holding or claiming by, through and under the said Grantor.

IN WITNESS WHEREOF, the said party of the Grantor has hereunto set her hand and seal, the day and year above written.

Signed, sealed and delivered in presence of:


(Witness)


Rachel Wooden, Grantor


NOTARY PUBLIC
My Commission Expires: 04/22/2025

Jennifer M Howard
NOTARY PUBLIC
Houston County, GEORGIA
My Commission Expires 04/22/2025