

Deed Doc: WD
 Recorded 11/12/2024 11:53AM
 Georgia Transfer Tax Paid : \$0.00
 NANCY BITTMAN
 Clerk Superior Court, TOOMBS County, Ga.
 Bk 01501 Pg 0070-0072

Prepared by: Tom Everett, Attorney at Law, P.O. Box 1840, Vidalia, GA 30475 (912) 537-8875

WARRANTY DEED

**STATE OF GEORGIA
 COUNTY OF TOOMBS**

THIS INDENTURE, made this 12th day of November, 2024, between **JOAN T. PEOPLES**, of the County of Toombs, State of Georgia, party of the first part called Grantor, and **GAIL RUBY FULWOOD**, of the State of Florida, party of the second part known as Grantee.

2569

WITNESSETH, that the said **JOAN T. PEOPLES**, Grantor, for and in consideration of Ten Dollars (\$10.00) and other valuable consideration, in hand paid at or before sealing and delivering these presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold, aliened, conveyed, and confirmed, and by these presents do hereby grant, bargain, sell, alien, convey, and confirm unto the said **GAIL RUBY FULWOOD**, in fee simple, all of the Grantor's undivided one-half interest in the described property, to wit:

All that certain tract or parcel of land situate, lying and being in the 39th G.M. District of Toombs County, Georgia, containing 5.381 acres, more or less, and being more particularly shown on a certain plat of survey prepared by Davis and Associates, Registered Surveyors, dated January 4, 1988, and recorded in Plat Book 21, page 428, in the Office of the Clerk of the Superior Court of Toombs County, Georgia, which plat and the record thereof is incorporated herein by reference and made a part of this description. Said tract is bounded, now or formerly, as follows: North by land of D. C. Stovall; East by the right-of-way of U. S. Highway No. 280; South by land of Alexis Youmans; Southwest by land of Charles & Alexis Youmans; and Northwest by land of Southern Pine Plantations of GA., Inc. Said tract is the same tract as conveyed by Alexis Youmans to Philip Robert Peoples and Joan T. Peoples, as joint tenants with rights of survivorship, by warranty deed, recorded on April 14, 2008, in Deed Book 860, pages 259-260, in the Office of the Superior Court of Toombs County, Georgia.

Subject to all easements, right-of-ways, and use restrictions of record.

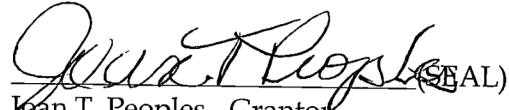
Said tract is conveyed subject to that certain Deed to Secure Debt, in favor of Ameris Bank, recorded on March 21, 2013, in Deed Book 1030, pages 145-157, Toombs County Deed Records.

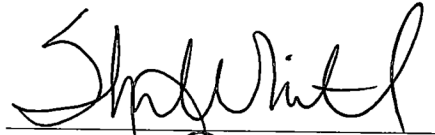
TO HAVE AND TO HOLD, the said bargained premises, together with all and singular the rights and appurtenances thereto appertaining, to the only proper use, benefit and behoof of her, the said party of the second part, for her executors, administrators, and assigns forever in FEE SIMPLE.

AND THE SAID party of the first part, Grantor, will warrant and forever defend the right and title to the above property, unto the said second party against the claims of all persons whomsoever.

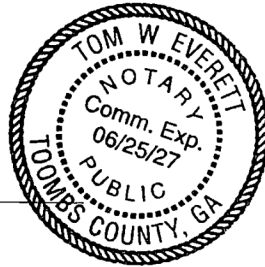
IN WITNESS WHEREOF, the said party of the first part set her hand,
affixed her seal and delivered these presents on the day and year first above
written.

Signed, sealed and delivered
in the presence of:


Joan T. Peoples - Grantor (SEAL)


Unofficial witness

NOTARY PUBLIC
(Notary Seal)
My Commission Expires



NOTE: Deed only. No title search performed or certification made by the
drafter of this deed.