

FUTCH LAW FIRM, P.C.
404 W 16th Street
P.O. Box 687
Alma, Georgia 31510

Deed Doc:WD
Recorded 05/29/2024 01:05PM
Georgia Transfer Tax Paid : \$120.00
SHAWNA M. CARVER
Clerk of Court, Bacon County, GA
Bk 656 Pg 0245-0246
0032024000204

WARRANTY DEED

STATE OF GEORGIA

COUNTY OF BACON

THIS INDENTURE, made this 6th day of May, 2024 between **DHALIWAL & ASSOCIATES, INC.**, a corporation incorporated in the State of Georgia of the first part, and **JEROME MINCEY**, of the second part.

WITNESSETH

That the party of the first part, for and in consideration of the sum of Ten Dollars and other good and valuable consideration, in hand paid, at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant bargain, sell and convey unto the said party of the second part, his heirs, successors and assigns, all that tract or parcel of land to wit:

All that tract or parcel of land lying between 0.95 acre, more or less, in Land Lot 282 of the Fifth Land District of Bacon County, Georgia and being in the City of Alma and being further described as follows: The POINT OF BEGINNING is the intersection of the East right of way of Glen Street and the Northeast right of way of Dixon Street in the city of Alma, Georgia; from said POINT OF BEGINNING go North 11° 29'46" East a distance of 236.13 feet to a point; thence go South 83°37'00" East a distance of 143.94 feet to a point; thence go South 08°37'00" East a distance of 143.94 feet to a point; thence go South 08°54'00" West a distance of 286.40 feet to a point go North 79°03'38" West a distance of 113.29 feet to a point; thence go North 36°53'07" West a distance of 57.79 feet to the POINT OF THE BEGINNING. Said property being further described by that certain plat of survey prepared by Merlin J. Tomberlin, G.R.L.S. #2477, dated August 23, 1994, and being recorded in Plat Book 9, Page 176, in the Office of the Clerk of Superior Court of Bacon County, Georgia. Said plat being incorporate herein by reference to as part of the description and for all purposes.

ALSO, together with any and all improvements located therein, including but not limited to all furniture, fixtures, equipment, and other personal property.

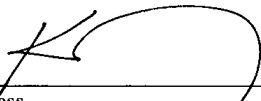
TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the

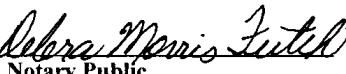
only proper use, benefit and behoof of the said party of the second part, her heirs, successors and assigns, forever, in Fee Simple.

AND THE SAID party of the first part, for her heirs, successors, and assigns, will warrant and forever defend the right and title to the above-described property, unto the said party of the second part, their heirs, successors and assigns, against the claims of all persons whomsoever.

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

**Signed, sealed and delivered
in the presence of:**



Witness


Debra Morris Futch
Notary Public

DHALIWAL & ASSOCIATES, INC

BY: 



