

D: DEED B: 1868 P: 1149 WD

12/06/2022 10:57 AM

Doc # 2022046573 Pages: 4 Rec Fees: \$25.00

Transfer Tax: \$170.00

Hattie Holmes Sullivan

Clerk of Superior Court, Augusta-Richmond County, GA

eFile Participant IDs: 4875244718,

Record and Return to:
Robert B. McDonald, P.C.
119 Davis Road, Suite 10A
Martinez, GA 30907

STATE OF GEORGIA)
)
COUNTY OF COLUMBIA)

LIMITED WARRANTY DEED

THIS INDENTURE, made the 2nd day of December in the year of our Lord 2022, between GINA M. ANNIS, as Executor of the Estate of James W. Morris, Jr., as Party of the First Part (hereinafter called "Grantor"), and WILLIAM CHARLES WINGFIELD LAMB, as Party of the Second Part (hereinafter called "Grantee").

WHEREAS, said property was conveyed by deed from Deborah Waddell Morris to Deborah Waddell Morris and James W. Morris, Jr., as Joint Tenants with Right of Survivorship, on July 2, 2008 and recorded in the Office of the Clerk of Richmond County Superior Court in Deed Book 1183, page 1189; and Deborah Waddell Morris died on February 23, 2014 (see attached certified copy of death certificate as Exhibit A) and therefore as of February 23, 2014, title to said real property vested solely in name of James W. Morris, Jr.

WITNESSETH, that the Party of the First Part, in consideration of the sum of TEN AND 00/100 DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION, in hand well and truly paid by the Party of the Second Part, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, released, conveyed and confirmed, and by these presents does grant, bargain, sell, release, convey and confirm unto the said Grantee the following described property, to-wit:

All that lot and parcel of land with improvements thereon, situate, lying and being on the North side of Overton Road in COUNTRY CLUB HILLS SUBDIVISION in the City of Augusta, Richmond County, Georgia and being designated as LOT NO. 50 in BLOCK J, as shown on a plat of said subdivision made by J. W. Flythe, C.E., dated May 2, 1955, and recorded in the Office of the Clerk of the Superior Court for Richmond County, Georgia, in Realty Book 22-M, page 340, to which plat and record thereon reference is hereby made in and of and for a more complete description of the metes, bounds, courses and distances of said lot. Said lot has a front on the North side of Overton Road of 100 feet and extends back on its eastern line a distance of 153 feet and on its western line a distance of 138 feet and has a rear width of 74 feet.

Said property is conveyed subject to a certain sanitary sewer easement recorded in said Clerk's Office in Realty Book 20-X, page 474 (see plat recorded in Realty Book 22-M, page 340) and subject to certain restrictive covenants recorded in said Clerk's Office in Realty Book 17-P, page 262, except that the minimum setback line shall be located 30 feet from the front property line. Also, the right to ingress and egress to and from the property described herein to Lake Olmsted, and to any and all other applicable easements, restrictions and covenants of record.

This property being known under present street numbering system in Richmond County as 2320 Overton Road, Augusta, GA 30904.

Parcel ID: 026-4-019-00-0

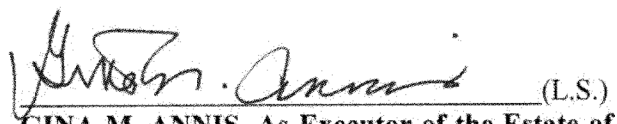
HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only property use, benefit and behoof of the said Grantee, forever in FEE SIMPLE.

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 owning, holding or claiming by, through or under the said Grantor but against no other.

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:


Unofficial Witness *SHERY L. HOWARD*

 (L.S.)
GINA M. ANNIS, As Executor of the Estate of
James W. Morris, Jr.


Notary Public

