

420

RETURN TO:
MARC M. BRUCE
115 SAVANNAH AVENUE
STATESBORO GA 30458

GEORGIA, EMANUEL COUNTY
CLERK'S OFFICE, SUPERIOR COURT
I hereby certify that this instrument is filed for
record in the Clerk's office, Superior Court, said
county at 8 o'clock 12-13 20 04
& recorded in Deed book 238 page 420-421
this date 12-13 20 04
Denise K. Henry
Clerk, Superior Court

Emanuel County, Georgia
REAL ESTATE TRANSFER TAX
Paid \$ 250.00
Date 12-13-04
Jay D. Davis
Clerk of Superior Court

Recording Information Above

GEORGIA, BULLOCH COUNTY

WARRANTY DEED

THIS INDENTURE, made this 1st day of December, in the year 2004, between
HERBERT H. HENRY of the County of Emanuel, State of Georgia, as party of the first part,
hereinafter called Grantor, and **RONALD B. ADAMS ENTERPRISE, INC.** of the County of
Bulloch, the State of Georgia, as party 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 the sum of Ten (\$10.00)
Dollars and other valuable consideration in hand paid at and before the sealing and delivery of
these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened,
conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and
confirm unto the said Grantee, all of the following described property, to wit:

All that certain lot, tract or parcel of land lying and being in the 53rd G.M.
District of Emanuel County, Georgia, and in the City of Swainsboro,
designated as Parcel No. 1 and containing 3.366 acres, more or less, as shown
on that certain plat of survey prepared by Aubrey E. Scott, Jr., Registered
Land Surveyor, dated September 16, 1980, and recorded in Plat Book 9,
Page 281, Emanuel County Records, which plat of survey is by reference

incorporated herein as a part of this description. Said property fronts a distance of 122.3 feet on the southwestern side of U.S. Highway No. 1 and is bounded on the Northwest by lands of James B Mason; Northeast by the right-of-way of U.S. Highway No. 1 and Parcels No. 2 and 3 as shown on said plat of survey being the property of Emsboro, Inc.; Southeast by lands of Swainsboro Restaurant, Inc.; and South by Lots No. 2, 3, 4, 5 and 6 of Block C of the First Addition to Harmon Heights Subdivision and property of the Swainsboro Moose Lodge.

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 Grantee forever in **FEE SIMPLE**.

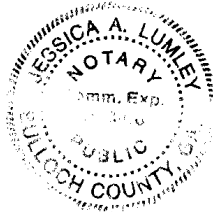
AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons whomsoever.

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

Herbert H. Henry SEAL
HERBERT H. HENRY

Signed, sealed and delivered
in the presence of:

Jessica A. Lumley
Witness
Notary Public



13 DEC 04
Jay Lawson