

Type: GEORGIA LAND RECORDS
Recorded: 9/8/2022 4:52:00 PM
Fee Amt: \$1,475.00 Page 1 of 2
Transfer Tax: \$1,450.00
Houston, Ga. Clerk Superior Court
Carolyn V. Sullivan Superior Court Clerk

Return to:
Robert T. Tuggle, III
Daniel, Lawson, Tuggle & Jerles, LLP
P. O. Box 89
Perry, GA 31069

Participant ID(s): 7491002503,
0466245412

BK 9837 PG 110 - 111

File #22-28936-R

EXECUTOR'S DEED UNDER POWER OF SALE

**STATE OF GEORGIA
COUNTY OF HOUSTON**

THIS INDENTURE, Made this 6th day of September, 2022, between **Robert Jeffrey Adkins, as Executor of the Estate of Mary S. Adkins**, late of the State of Georgia, and County of Houston, deceased, of the First Part (hereinafter called "Grantor") and **HWB Properties, LLC** of the State of Georgia, and County of Bleckley, 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 the said Grantor (acting under and by virtue of the power and authority contained in the said Will, the same having been duly probated and recorded in the Court of Probate of Houston County, Georgia), for and in consideration of the sum of **ONE MILLION FOUR HUNDRED FIFTY THOUSAND AND NO/100 DOLLARS (\$1,450,000.00)** 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 Grantee, the following described property, to-wit:

All that tract or parcel of land situate, lying and being in Land Lot 52 of the Tenth Land District of Houston County, Georgia being known and designated as Parcel "A", comprising 40.883 acres; Parcel "B", comprising 0.404 acres; and having such shapes, metes, bound, courses and distances as are shown on plat of survey prepared by Richard L. Jones, Registered Land Surveyor No. 1591, said plat of survey dated June 25, 1993, and recorded in Plat Book 45, Page 68, Clerk's Office, Houston Superior Court. Said plat of survey and the recorded copy thereof are hereby made a part of this description by reference thereto for all purposes.


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: in as full and ample a manner as the same was held, possessed and enjoyed, or might have been held, possessed and enjoyed, by the said deceased.


IN WITNESS WHEREOF, Grantor herein has hereunto set his hand and seal, the day and year first above written.



Robert Jeffrey Adkins, as Executor of the Estate of Mary S. Adkins, deceased (SEAL)

Signed, sealed and delivered
in the presence of:



Witness


Notary Public



Daniel, Lawson, Tuggle & Jerles, LLP
Attorneys at Law
P. O. Box 89
912 Main Street
Perry, GA 31069
478-987-2622