



RADETA G SMITH

CLERK OF SUPERIOR COURT

BURKE COUNTY

Real Estate Transfer Tax

Paid : \$ 75.00

PT-61 017-2025-000985

After Recording Return To:

Tyler C. Mahaffey
Tyler C. Mahaffey, LLC
603 North Liberty Street
Wrens, Georgia 30830

WARRANTY DEED

(For Life With Remainder To Survivor)

BURKE COUNTY,
STATE OF GEORGIA.

This indenture, made this 15th day of October, 2025, between **Amy D. Jenkins**, of Chatham County, Georgia, hereinafter referred to as Grantor, and **J. Preston Conner and Joyce Ann Conner, for Life with Remainder to Survivor**, of Burke County, Georgia, hereinafter referred to as Grantees.

Witnesseth, that the said Grantor for and in consideration of the sum of TEN DOLLARS AND 00/100 (\$10.00) AND OTHER VALUABLE CONSIDERATIONS in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, and conveyed, and by these presents does grant, bargain, sell, and convey unto said Grantees, their heirs and assigns, as tenants in common, for and during their joint lives, and upon the death of either of them, then to the survivor of them, in fee simple, together with every contingent remainder and right of reversion, and to the heirs and assigns of said survivor, her undivided interest in the following-described property, to wit:

All those two lots of land, with all improvements thereon, lying and being in the Town of Sardis, 64th G.M. District of Burke County, Georgia, known and designated as Lot No. 74 and Lot No. 75 of Section Two according to a survey and plat of the Town of Sardis made for Sardis Land Company by J.E. Twitty, Surveyor in August, 1910, recorded in the Office of the Clerk of Superior Court of Burke County, Georgia in Deed Book 15, Pages 638-

639. Each of said lots fronts 50 feet on the North side of Screven Street and extends in a general northerly direction therefrom between parallel lines for a distance of 165 feet to a 15-foot alley; the two lots hereby conveyed are bounded in their entirety as follows: North by a 15-foot alley; East by a 15-foot alley; South by Screven Street; and West by Lot No. 76 of said subdivision. Reference being made to said plat for a more complete and accurate description of said property.

This being the same property conveyed from J. Troy Hollingsworth to Margaret E. Odom by deed dated September 24, 1983, recorded in said Clerk's Office in Deed Book 136, Page 923.

Said property is conveyed subject to any and all easements, rights of way and restrictions of record.

Said property is further identified by the Tax Assessor of Burke County, Georgia as Tax Map and Parcel Number **S01 290** and **S01 291**.

ALSO:

All those two lots of land, with all improvements thereon, lying and being in the Town of Sardis, 64th G.M. District of Burke County, Georgia, known and designated as Lot No. 76 and Lot No. 77 of Section Two according to a survey and plat of the Town of Sardis made for Sardis Land Company by J.E. Twitty, Surveyor in August, 1910, recorded in the Office of the Clerk of Superior Court of Burke County, Georgia in Deed Book 15, Pages 638-639. Each of said lots fronts 50 feet on the North side of Screven Street and extends in a general northerly direction therefrom between parallel lines for a distance of 165 feet to a 15-foot alley; the two lots hereby conveyed are bounded in their entirety as follows: North by a 15-foot alley; East by Lot No. 75; South by Screven Street; and West by Lot No. 78 of said subdivision. Reference being made to said plat for a more complete and accurate description of said property.

Said property is conveyed subject to any and all easements, rights of way and restrictions of record.

Said property is further identified by the Tax Assessor of Burke County, Georgia as Tax Map and Parcel Number **S01 292**; 817 Screven Street, Sardis, Georgia 30456.

To have and to hold, the said bargained premises, together 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 Grantees, their heirs and assigns forever in Fee Simple.

And the Grantor, her heirs, executors, and administrators, will warrant and forever defend the right and title to the above described property unto the Grantees, their heirs and assigns, against the claims of all persons whomsoever.

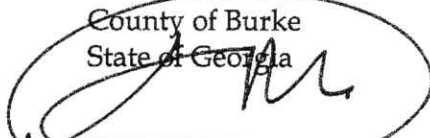
In witness whereof the Grantor has hereunto set her hand the day and year first above written.

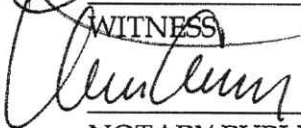
GRANTOR:

Sworn to and subscribed
before me this 15th day
of October, 2025.
County of Burke
State of Georgia



Amy D. Jenkins



WITNESS


NOTARY PUBLIC

