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Fee Amt: \$12.00 Page 1 of 2
Realty Tax: \$0.00
Houston, Ga. Clerk Superior Court
Carolyn V. Sullivan Clerk
BK **2368** PG **314-315**

12137

Please return to:
O'Neal, Long & Hall
P.O. Box 730
Warner Robins, GA 31099

WARRANTY DEED

STATE OF GEORGIA
COUNTY OF HOUSTON

This Indenture, made this **23rd** day of **December**, in the year **Two Thousand Two** between **MARK E. BAYER (a one-third interest)** and **WARNER ROBINS SUPPLY COMPANY, INC. (a two-thirds interest)**, of the County of Houston, State of Georgia, as party or parties of the first part, hereinafter called *Grantor*, and **UNITED WAY OF CENTRAL GEORGIA**, as party or parties 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 **Charitable Donation of Equity and Ten and 00/100 (\$10.00) Dollars** and other good and 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, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee,

See Exhibit "A" attached hereto and by reference made a part hereof.

This conveyance is being made second and inferior to that certain Deed to Secure Debt in favor of Security Bank of Houston County successor to Crossroads Bank of Georgia per Deed Book 1202, Page 226, Clerk's Office, Houston Superior Court.

The conveyance evidenced hereby is intended, by Grantor hereof, to be a charitable contribution in accordance with applicable United States law to a charitable organization, the Grantee hereof.

This Deed is given subject to all easements and restrictions of record, if any.

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**.

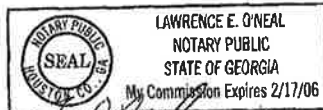
AND THE SAID Grantor will Warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal this day and year first above written.

Signed, sealed and delivered in the presence of :

Linda W. Otten
Witness

Mark E. Bayer (SEAL)
Mark E. Bayer, Individually



L. E. O'Neal
Notary Public

WARNER ROBINS SUPPLY COMPANY, INC.

By: *Mark E. Bayer* (SEAL)
Title: *Vice President*

EXHIBIT "A"

All that tract or parcel of land situate, lying and being in Land Lot 148 of the Fifth Land District of Houston County, Georgia, being known and designated as Parcel "1-B", Parcel "1-A", Parcel "2-A" and Parcel 3 as shown on a survey for Mark E. Bayer, et al, by Story Surveying Co. on September 11, 1981 and revised February 26, 1982 and November 10, 1982, a copy of which is of record in Plat Book 25, Page 77, Clerk's Office, Houston Superior Court. The said plat and the record thereof are incorporated herein by reference for all purposes.

ALSO SPECIFICALLY CONVEYED HEREWITH IS THE FOLLOWING:

For the benefit of the foregoing parcels and to run with the land a non-exclusive twenty foot (20') wide easement for access and utilities over and across that area so designated on the aforesaid plat recorded at Plat Book 25, Page 77, Clerk's Office, Houston Superior Court. The said plat and the record thereof are incorporated herein by reference for all purposes.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PROPERTY:

All that tract or parcel of land situate, lying and being in Land Lot 148 of the Fifth Land District of Houston County, Georgia, according to a Plat of Olympia Office Building prepared by Waddle & Company on February 1, 1988, a copy of which is of record in Plat Book 34, Page 154, Clerk's Office, Houston Superior Court. The said plat and the record thereof are incorporated herein by reference for all purposes.