

GEORGIA, Taylor County  
Clerk of Superior Court  
Prepared by and return to: R. Sean McPhail  
Attorney at Law  
P. O. Box 697  
Butler, Georgia 31006-0697  
File # 23-6955  
Filed in Office 29th day of June  
2023 4:00 O'Clock P M.  
Recorded in Dead Book 251 Page 008-010  
This 29th day of June 2023  
Sisa D. McDonald  
Clerk Superior Court

Taylor County, Georgia  
Real Estate Transfer Tax  
Paid \$83.00  
Date June 29, 2023  
Sisa D. McDonald  
Clerk of Superior Court

PT 61 133.2023.000277

## WARRANTY DEED

STATE OF GEORGIA  
COUNTY OF TAYLOR

THIS INDENTURE is made this 29th day of June, 2023, by and between

**BEVERLY H. POORE f/k/a BEVERLY H. HOPSON**  
**P. O. Box 145**  
**The Rock, Georgia 30285-0145**

(hereinafter referred to as "Grantor") and

**JOSEPH CLINTON SWAFFORD**  
**665 Derek Place**  
**Locust Grove, Georgia 30248-2804**

(hereinafter referred to as "Grantee") ("Grantor" and "Grantee" to include their respective heirs, successors, executors, administrators, legal representatives and assigns where the context requires or permits).

### WITNESSETH

GRANTOR, for and in consideration of the sum of **TEN AND NO/100 DOLLARS (\$10.00)** and other valuable consideration, the receipt and sufficiency whereof are hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and does hereby grant, bargain, sell, alien, convey and confirm unto Grantee all that tract or parcel of land lying and being **Taylor** County, Georgia (hereinafter referred to as "Land") being more particularly described as follows:

### SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

TO HAVE AND TO HOLD the 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 Grantee forever in FEE SIMPLE.

AND GRANTOR WILL WARRANT and forever defend the right and title to the Land unto Grantee against the claims of all persons whomsoever.

EXECUTED under seal as of the date above.

  
(SEAL)  
BEVERLY H. POORE f/k/a BEVERLY H.  
HOPSON

Signed sealed and delivered  
in the presence of:

  
Unofficial Witness

  
Notary Public

(NOTARIAL SEAL)



### Exhibit "A"

All that tract or parcel of land containing 20.762 acres, more or less, lying and being in Land Lots 19 and 20 of the 14th Land District of Taylor County, Georgia and being more particularly identified as that 20.762 acres parcel as shown on that certain plat of survey prepared for Beverly H. Hopson by Robert L. Stubbs, Georgia Registered Land Surveyor, on May 12, 2023 and recorded in Plat Book 12, page 435, Taylor County Deed Records. Said lot has such size, shape and dimensions as shown on said plat which by reference thereto is made a part hereof.

For Information Purposes Only:

This is the identical property described in that certain Warranty Deed from Donald Hartley et al. to Beverly H. Hopson dated December 18, 2007 and recorded in Deed Book 162, pages 538-540, Taylor County Deed Records.

Property Address:     Macon Road Reynolds, Georgia 31076  
Map/Parcel:           078 002 E