

**THIS WARRANTY DEED**

Made this 31 day of October, 2008

**JAMES M. WELLS**  
139 Slim Road  
Cordele, GA 31015  
hereinafter called the Grantors,

**MARTIN A. BAGGETT**  
P.O. Box 178  
Hawkinsville, Georgia, 31036

**A & M RENTALS, INC.**  
P.O. Box 178  
Hawkinsville, Georgia, 31036  
hereinafter call the Grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporation)

**WITNESSETH**, that the grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, conveys and confirms unto the grantee, all that certain land situate in Bay County, Florida, viz:

All of my undivided interest in and to:

Condominium Parcel: Unit number 2004, Edgewater Gold Villas V-B, A condominium, all as set forth in the declaration of condominium and the exhibits annexed thereto and forming a part thereof, as recorded in Official Records Book 1173, page 1574 of The Public Records of bay County, Florida. Together with all of its appurtenances according The Declaration of Condominium. Subject, however, to all of the Provisions of The Declaration of Condinium, and the Grantee assumes and agrees to observe and perform all obligations imposes on said Grantee under the declaration, including but not limited to the payment of assessments for the maintenance and operation of the unit and condominium.

SUBJECT TO easements, restrictions and reservations of record, and real property taxes and assessments for the year 2008 and subsequent years, which are not due and payable.

The purpose of this deed is to transfer any and all remaining interest in said real estate currently held by Grantor, so that Grantor owns no more interest in said real estate.

**TOGETHER** with all the tenements, hereitaments and appurtenances thereto belonging or in anywise appertaining.

**TO HAVE AND TO HOLD**, the same in fee simple forever.

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2002.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

*James M. Wells*  
\_\_\_\_\_  
JAMES M. WELLS  
*Martin A. Baggett*  
\_\_\_\_\_  
MARTIN A. BAGGETT

Signed, sealed and delivered in our presence:

*[Signature]*  
\_\_\_\_\_  
WITNESS

*Charlotte Way*  
\_\_\_\_\_  
WITNESS

STATE OF GEORGIA  
PULASKI COUNTY

The foregoing instrument was acknowledged before me this 21 day of October, 2008, by **JAMES M. WELLS** and **MARTIN A. BAGGETT** who is personally know to me or who has produced a Drivers License as identification.

*Sylvia G. Howard*  
\_\_\_\_\_  
NOTARY PUBLIC  
Sylvia G. Howard

