

This Warranty Deed, Made this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by \_\_\_\_\_

hereinafter called the Grantor, to \_\_\_\_\_

whose post office address is \_\_\_\_\_

hereinafter called the Grantee.

This document was prepared by:

(Whenever used herein the terms "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 corporations, wherever the context so admits or requires.)

Witnesseth, That the Grantor, for and in consideration of the sum of \$ \_\_\_\_\_ and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee all that certain land, situate in the County of \_\_\_\_\_, State of \_\_\_\_\_, wit:

Together, with all the tenements, hereditaments 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, and hereby 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, 20\_\_\_\_.

In Witness Whereof, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Signature of Witness

Print name of Witness

Signature of Witness

Print name of Witness

State of \_\_\_\_\_ }  
County of \_\_\_\_\_ }

Signature of Grantor

Print name of Grantor

Signature of Co-Grantor

Print name of Co-Grantor

The foregoing instrument was acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by \_\_\_\_\_ who is personally known to me  or who produced \_\_\_\_\_ as identification.

Signature of Notary

Print Name

My Commission Expires