



☐ Parcels  
 Parcel Numbers  
 Roads

RECORD AND RETURN TO:

BENNETT & CONNELL, LLC  
P.O. BOX 1170  
ADEL, GA 31620

8K0827 PG0124

Cook County, Georgia  
Real Estate Transfer Tax  
Date January 8, 2018  
Paid \$0  
April M. Garrett  
Clerk of Superior Court

COOK COUNTY, GEORGIA  
FILED IN OFFICE  
PT-61 037-2018-000009  
2018 JAN -8 PM 3:44  
BOOK 827 Page 134  
APRIL M. GARRETT  
CLERK OF SUPERIOR  
& JUVENILE COURT

[Space Above This Line For Recording Data]

# WARRANTY DEED

STATE OF GEORGIA, Cook County:

THIS INDENTURE, made this 4th day of January, in the year of our Lord Two Thousand and Eighteen, Between

**CARL T. DUREN, JR.**

of the County of Cook, of the State of Georgia, of the first part, and

**MARCIA L. DUREN**

of the County of Cook, of the State of Georgia, of the second part;

WITNESSETH: That the said party of the first part, for and in consideration of the sum of

## DEED OF GIFT

Dollars, 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 the said party of the second part, her heirs and assigns,

**A ONE-THIRD UNDIVIDED INTEREST in and to the following:**

**TRACT I:** All that tract or parcel of land situated, lying and being 32 acres, more or less, of Lot of Land No. 82 in the 9th District of said State and County, beginning at the run of King Branch on Central Avenue, thence run of branch North to agreed corner, known as Lieupo corner, thence West an agreed line to the Frazier corner, thence South an agreed line following fence to Central Avenue, thence East Central Avenue to starting point.

**TRACT II:** All that or parcel of land situated, lying and being 100 acres, more or less, of Lot of Land No. 80 in 9th Land District of said county, bounded on North and West by original lines of said lot, East by lands of Mrs. Merle Bowen and on south by agreed line and lands of C. C. Allen.

There is, however, excepted from the above acres approximately 9 acres conveyed out for right of way for Interstate Highway 75.

The above described being a portion of the property described on that certain deed dated July 23, 1965 and recorded in Deed Book 79, page 231.

This instrument was prepared by Daniel J. Connell, III, attorney at law; however, no title certification was requested and no liability is assumed as to the validity of the title to said property.

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 said party of the second part, his heirs, executors, administrators, and assigns, in fee simple. And the said party of the first part, her heirs, executors, administrators, the said bargained premises unto the said party of the second part, his heirs, executors, administrators, assigns, against the said party of the first part, her heirs, executors, and administrators, and all persons whatsoever, shall and will warrant and forever defend by virtue of these presents.

IN WITNESS WHEREOF, the said party of the first part has hereunto set his hand and affixed his seal, this day and year above written.

Signed, sealed, and delivered in the presence of

[Signature]  
Unofficial Witness

[Signature]  
Notary Public

[Signature] (LS)  
**CARL T. DUREN, JR.**  
NOTARY PUBLIC  
DANIEL J. CONNELL, III  
NOTARY  
AND  
EXPIRES  
GEORGIA  
DEC 2, 2020  
PUBLIC  
COOK COUNTY

Filed January 8 20 18 at 3:44 PM

HOWARD E. McCLAIN  
ATTORNEY AT LAW  
P. O. Box 884  
201 E. Fifth Street  
Adel, GA 31620

24357.

WITNESSETH

GEORGIA, COOK COUNTY  
OFFICE OF CLERK OF SUPERIOR COURT  
FILED FOR RECORD 8-22-97  
AT 1045 O'Clock P.M.  
RECORDED 8-22-97 IN 97  
*Clerk*  
Clerk's Office  
JPM H. Harrison

**A ONE-THIRD UNDIVIDED INTEREST in and to:**

**TRACT 1:** All that tract or parcel of land situated, lying and being 32 acres, more or less, of Lot of Land No. 82 in the 9th District of said State and County, beginning at the run of King Branch on Central Avenue, thence run of branch North to agreed corner, known as Lieupe corner, thence West an agreed line to the Frazier corner, thence South an agreed line following fence to Central Avenue, thence East Central Avenue to starting point.

**TRACT II.** All that tract or parcel of land situated, lying and being 100 acres, more or less, of Lot of Land No. 80 in 9th District of said county, bounded on North and West by original lines of said lot, East by lands of Mrs. Maria Bowen and on south by agreed line and lands of C. C. Allen.

There is, however, excepted from the above acres approximately 9 acres conveyed out for right of way for Interstate Highway 75.

The above described being a portion of the property described on that certain deed dated July 23, 1985 and recorded in Deed Book 79, page 231.

At the time of execution of this deed Mercia Duren and James Thomas Lasinger were vested with two simple title to a 1/8 undivided interest, each in the above described property acquired under that certain Executor's Assent deed dated September 13, 1996 and recorded in Deed Book 284, page 225, plus a 1/8 undivided interest each acquired under this instrument. The remaining 1/3 undivided interest is vested in Allen Jack Williams, heir of Mrs. A. M. Williams.

BOOK 302-PAGE 158

Allen Jack Williams joins in execution of this deed pursuant to renunciation executed by him for that portion of the above referenced property which he would have acquired under the last will and testament of Leila Ethel Allen.

This deed is executed to evidence the assent of the Executrix to the bequest to parties of the second part in said will

TO HAVE AND TO HOLD the same, together with all the rights, members and appurtenances therunto belonging or in any wise appertaining, to the said parties of the second part, to their own proper use, benefit and behoof, in as full, ample and complete a manner as the same was possessed or enjoyed by the said deceased in her lifetime.

IN WITNESS WHEREOF, the parties of the first part have hereunto set their hands and seals, the day and year first above written.

Marcia Lastinger Duren  
Marcia Lastinger Duren, *as Executrix*  
of will of Leila Ethel Allen

Allen Jack Williams  
Allen Jack Williams

Signed, sealed and delivered  
in the presence of

William C. Coaling  
Witness  
Harold M. ...  
N.P.



Filed 8-22 10:22 AM 1997  
Recorded 8-22 10:22

28683-

BOOK 317 PAGE 292

Remond E. McClen  
Attorney at Law  
P. O. Box 634  
Adel, GA 31603

GEORGIA, COOK COUNTY  
OFFICE OF CLERK TO SUPERIOR COURT  
FILED FOR RECORD 6-10-98  
AT 11:00 A.M.  
RECORDED 6-10-98  
BOOK 317 PAGE 292  
Clerk

WARRANTY SURVIVORSHIP DEED

STATE OF GEORGIA, COOK COUNTY.

THIS INDENTURE, made this 29 day of May in the Year of Our Lord One Thousand Nine Hundred and ninety-eight between JAMES THOMAS LASTINGER of the State of Georgia, of the first part, and MARCIA L. DUREN and CARL T. DUREN, JR., of the State of Georgia and County of Cook of the second part.

WITNESSETH: That the said party of the first part, for and in consideration of the sum of TEN DOLLARS AND OTHER VALUABLE CONSIDERATION, in hand paid, at and before the signing and delivery of these presents, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the said parties of the second part 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, the following described property:

A ONE-THIRD UNDIVIDED INTEREST in and to the following:

TRACT I: All that tract or parcel of land situated, lying and being 32 acres, more or less, of Lot of Land No. 82 in the 9th District of said State and County, beginning at the run of King Branch on Central Avenue, thence run of branch North to agreed corner, known as Lieupo corner, thence West an agreed line to the Frazier corner, thence South an agreed line following fence to Central Avenue, thence East Central Avenue to starting point.

TRACT II: All that tract or parcel of land situated, lying and being 100 acres, more or less, of Lot of Land No. 80 in 9th District of said county, bounded on North and West by original lines of said lot, East by lands of Mrs. Marie Bowen and on south by agreed line and lands of C. C. Allen.

There is, however, excepted from the above acres approximately 9 acres conveyed out for right of way for Interstate Highway 75

The above described being a portion of the property described on that certain deed dated July 23, 1985 and recorded in Deed Book 79, page 231.

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 parties of the second part, 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.

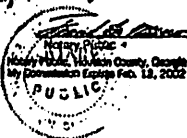
AND THE SAID party of the first part, for his heirs, executors and administrators, will warrant and forever defend the right and title to the above described property, unto the said parties of the second part, as hereinabove provided, against the claims of all persons whatsoever.

IN WITNESS WHEREOF, the said party of the first part has hereunto set his hand(s) and seal(s), the day and year above written.

Signed, sealed and delivered in presence of:

Billy Carles  
Unofficial Witness

James Thomas Lastinger (Seal)  
James Thomas Lastinger



Filed 6-10-98 2:30 PM  
6-10-98