**WARRANTY DEED**  
(For Early County, Georgia)

This Warranty Deed, made this \_\_\_ day of \_\_\_\_\_\_\_\_\_**, 20**, by and between:

**Grantor(s):**  
Name(s): \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_  
Address: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

and

**Grantee(s):**  
Name(s): \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_  
Address: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**WITNESSETH:**

That the Grantor, for and in consideration of the sum of \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Dollars ($\_\_\_\_\_\_\_\_\_\_), and other good and valuable consideration, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell, and convey unto the Grantee, all that certain real property situated in the **County of Early**, State of Georgia, described as follows:

**Legal Description of Property:**  
[Insert legal description, including lot/block number, subdivision name, and parcel identification number (PIN).]

Together with all improvements, tenements, hereditaments, and appurtenances thereto belonging or in any way appertaining.

The Grantor covenants that they are lawfully seized in fee simple of the above-described premises, have good right to convey the same, and warrant the title to the Grantee against all lawful claims, subject to:

1. Current taxes and assessments.
2. Easements, restrictions, and covenants of record.

**IN WITNESS WHEREOF,** the Grantor has hereunto set their hand and seal this \_\_\_ day of \_\_\_\_\_\_\_\_\_**, 20**.

**SIGNATURES:**

Signature of Grantor(s)

Printed Name of Grantor(s)

**WITNESSES (Required in Georgia):**

Witness #1 Signature

Printed Name of Witness #1

Witness #2 Signature (Notary Public)

Printed Name of Witness #2

**NOTARY ACKNOWLEDGMENT:**

State of Georgia  
County of Early

On this \_\_\_ day of \_\_\_\_\_\_\_\_\_**, 20**, before me, \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, a Notary Public in and for said State, personally appeared \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, who is personally known to me or has produced \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ as identification, and who executed the foregoing instrument.

WITNESS my hand and official seal.

Notary Public

My Commission Expires: \_\_\_\_\_\_\_\_\_\_\_\_