



## Two Homes on 7.24 +/- Acres

Seize this prime investment opportunity in Grady County, GA! This auction features 7.24+/- total acres across two tracts, including a 3-bedroom, 2-bath home on 6.24+/- acres with a spacious garage, open floor plan, and scenic pond views.

The second tract offers 1.0+/- acres with a 3-bedroom, 2-bath Brigadier Ridgewood mobile home featuring a large sunroom and updated living spaces. With tranquil rural surroundings, planted pines, and convenient access to Cairo, Thomasville, and Tallahassee, this property presents exceptional potential for rental income, redevelopment, or a multi-generational estate!

Online Only  
Auction

**March 25, 2025,  
at 2 pm**

Final Contract to  
Include a 10%  
Buyer's Premium



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# INTRODUCTION

Dear Perspective Bidders,

Wiregrass Auction Group is pleased to announce the public, online Auction of the Prime Investment Opportunity, Two Homes on 7.24 +/- Acres in Grady County, Georgia.

Seize this prime investment opportunity in Grady County, GA! This auction features 7.24 +/- total acres across two tracts, including a 3-bedroom, 2-bath home on 6.24 +/- acres with a spacious garage, open floor plan, and scenic pond views. The second tract offers 1.0 +/- acres with a 3-bedroom, 2-bath Brigadier Ridgewood mobile home featuring a large sunroom and updated living spaces. With tranquil rural surroundings, planted pines, and convenient access to Cairo, Thomasville, and Tallahassee, this property presents exceptional potential for rental income, redevelopment, or a multi-generational estate!

Bidding for this property will open on March 11, 2025 at 10:00 am and continue to March 25, 2025. Bidding will begin closing at 2:00 pm subject to auto extensions. All bidding for this property will be conducted on the Wiregrass Auction Group online bidding platform at [www.WiregrassAuctionGroup.com](http://www.WiregrassAuctionGroup.com). Prior to placing any bids, please read this Property Information Package along with the Bidding Terms and Conditions, and the Sample Purchase contract. All documents can be found online under the "Documents" tab.

Please do not hesitate to contact me if you have any questions about the property, the auction process, or if you would like to schedule a private showing of the property.

Sincerely,

Wiregrass Auction Group, Inc.

*Philip Leabo*

Philip Leabo  
Associate Broker and Auctioneer



# AUCTION INFORMATION



🌿 Auction Date and Time:

Tuesday, March 25, 2025 at 2 pm

🌿 Open House Dates and Times:

Friday, March 14<sup>th</sup> 3 – 6 pm and  
Monday, March 24<sup>th</sup> 2 – 5 pm

🌿 For More Information Contact:

Philip Leabo  
Wiregrass Auction Group, INC.  
(229) 890-2437 – Office  
(229) 221-8094 – Cell  
Philip@Bidwiregrass.com



# PROPERTY INFORMATION

**Property Address:** Tract 1: 1217 Pine Park Road, Cairo, Georgia 39828  
Tract 2: 1199 Pine Park Road, Cairo, Georgia 39828

**Auction Date:** Tuesday, March 25, 2025, at 2 pm

**Property Size:** Tract 1: 6.24 +/- Acres  
Tract 2: 1.0 +/- Acres

**Assessor's Parcel Numbers:**  
Grady County – 00690089001 and 00690089002

**2024 Property Taxes:** \$2,660.38

## Important Selling Features:

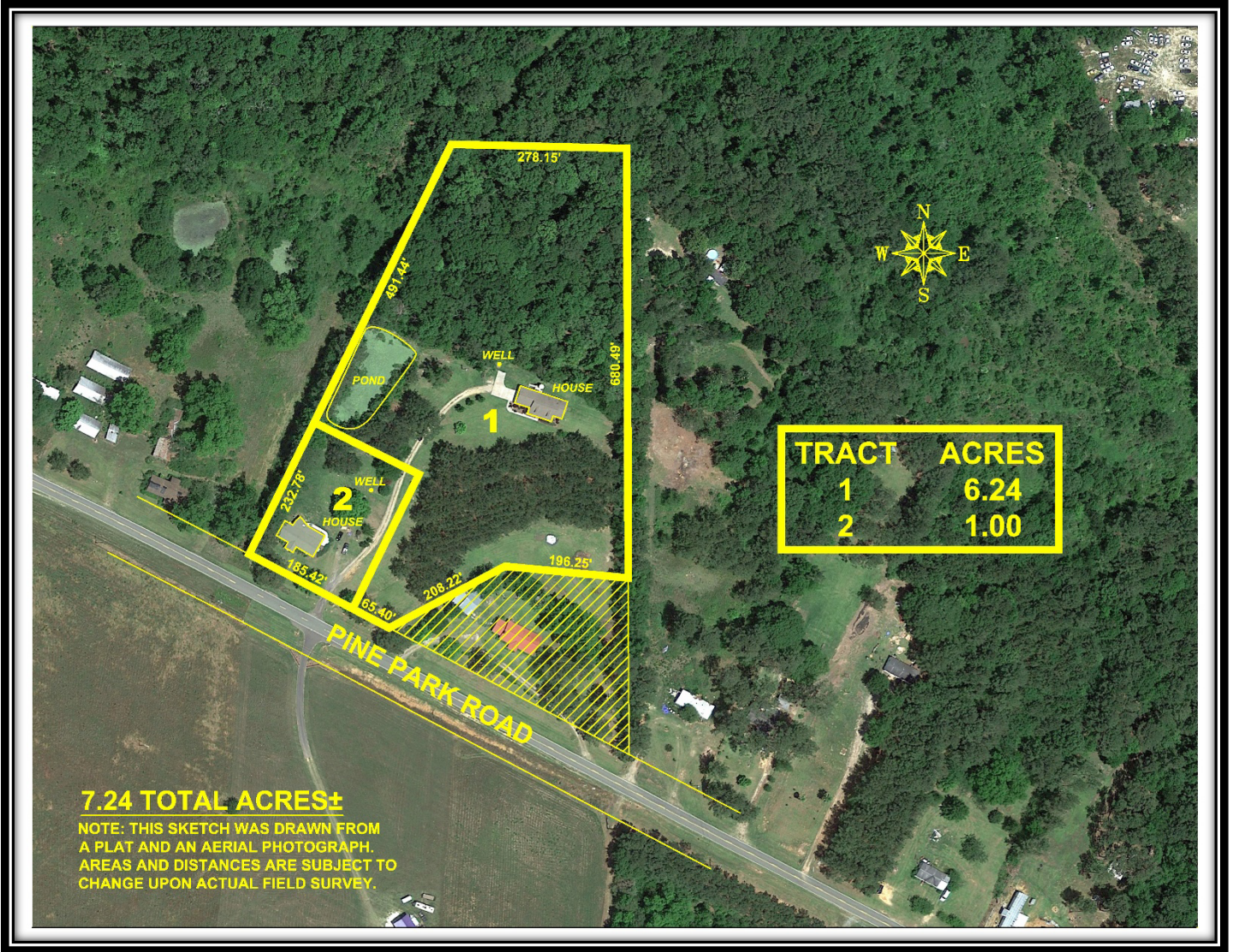
### Tract 1

- 🌿 3 Bedroom, 2 Bath Home with Spacious 2 Car Garage
- 🌿 1,500+/- Sq Ft Open Floor Plan with Ample Living Space
- 🌿 Pond Overlooks Large Wooded Area Behind the Home

### Tract 2

- 🌿 1,344+/- Sq Ft with 3 Bedrooms, 2 Bathrooms, Large Living Spaces and Beautiful Kitchen with Large Island
- 🌿 Large Sunroom Addition with Plenty of Natural Light and View of the Backyard

# AERIAL MAP





# TAX CARD PARCEL # 00690089002

## Grady County, GA

### Summary

Parcel Number 00690089002  
 Location Address 1217 PINE PARK RD  
 Legal Description N/A  
 Class R4-Residential  
 (Note: This is for tax purposes only. Not to be used for zoning.)  
 Tax District COUNTY (District 03)  
 Millage Rate 27.45  
 Acres 3.97  
 Homestead Exemption Yes (51)  
 Landlot/District 138 / 18

[View Map](#)

### Owner

[MIRICK ZANE RANDALL](#)  
 MIRICK MELISSA O  
 1217 PINE PARK ROAD  
 CAIRO, GA 39828

### Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Small Tract	Rural	1	3.97

### Residential Improvement Information

Style 1 Family (Detached)  
 Heated Square Feet 1500  
 Interior Walls Finished  
 Exterior Walls Cement Fiber (Hardy Plank)  
 Foundation Craw/Masonry  
 Attic Square Feet 0  
 Basement Square Feet 0  
 Year Built 2007  
 Roof Type Asphalt Shingles  
 Flooring Type Finished  
 Heating Type Cent Ht/AC-Ht Pmp  
 Number Of Rooms 7  
 Number Of Bedrooms 3  
 Number Of Full Bathrooms 2  
 Number Of Half Bathrooms 0  
 Number Of Plumbing Extras 3  
 Value \$172,536  
 Condition Average  
 House Address 1217 PINE PARK RD

### Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
Site Imp: B	2022	0x0 / 1	1	\$5,000

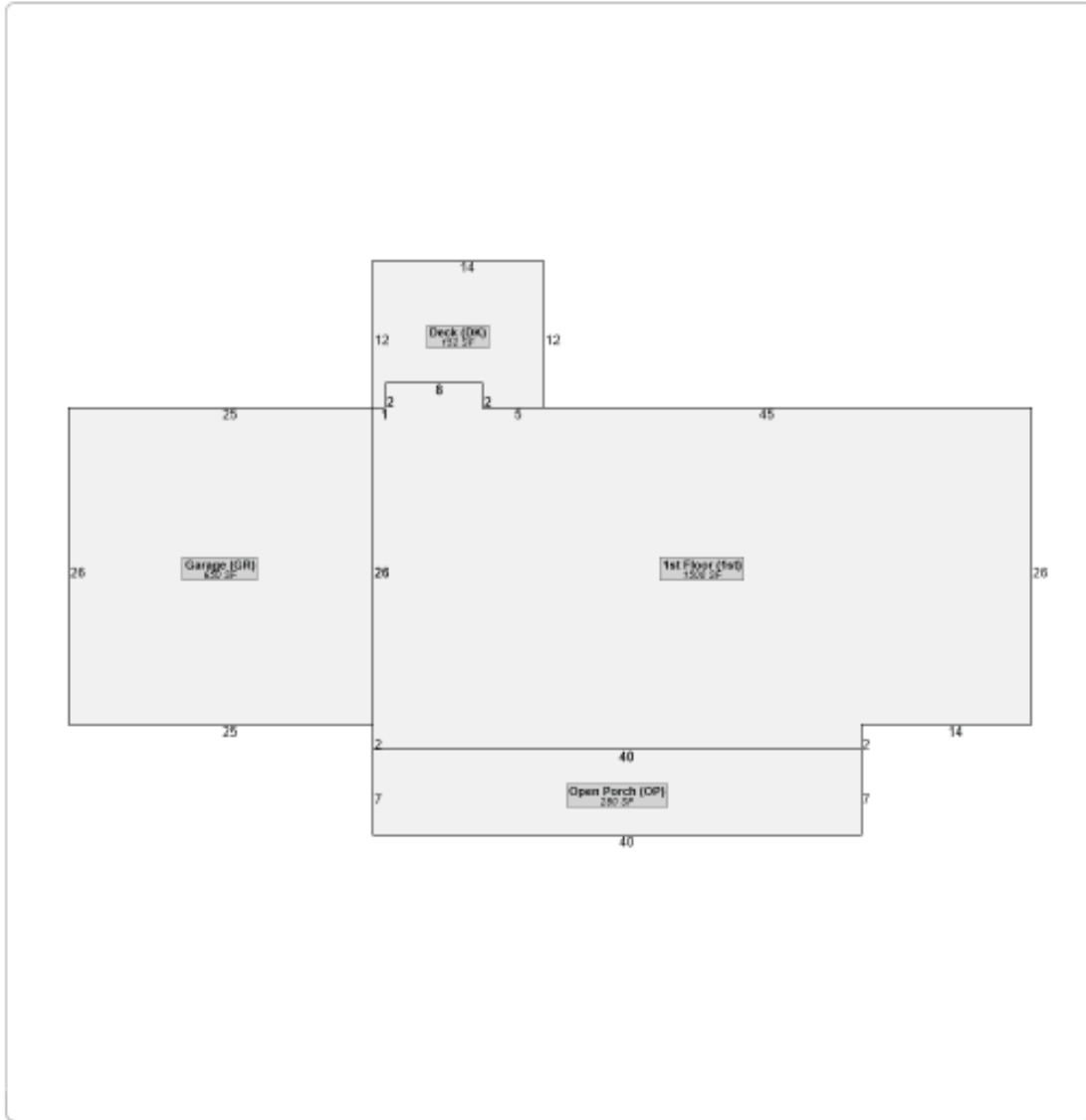
### Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
6/23/2005	609 694	41 18	\$0	Unqualified - Improved		MIRICK ZANE RANDALL

### Valuation

	2024	2023	2022	2021	2020
Previous Value	\$138,526	\$138,526	\$138,526	\$138,526	\$138,526
Land Value	\$28,311	\$17,886	\$17,886	\$17,886	\$17,886
+ Improvement Value	\$172,536	\$115,640	\$115,640	\$115,640	\$115,640
+ Accessory Value	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000
= Current Value	\$205,847	\$138,526	\$138,526	\$138,526	\$138,526

### Sketches



No data available for the following modules: Land, Conservation Use Rural Land, Commercial Improvement Information, Mobile Homes, Prebill Mobile Homes, Permits, Photos.

The Grady County Assessor makes every effort to produce the most accurate information possible. No warranties, expressed or implied are provided for the data herein, its use or interpretation. The assessment information is from the last certified tax roll. All other data is subject to change.

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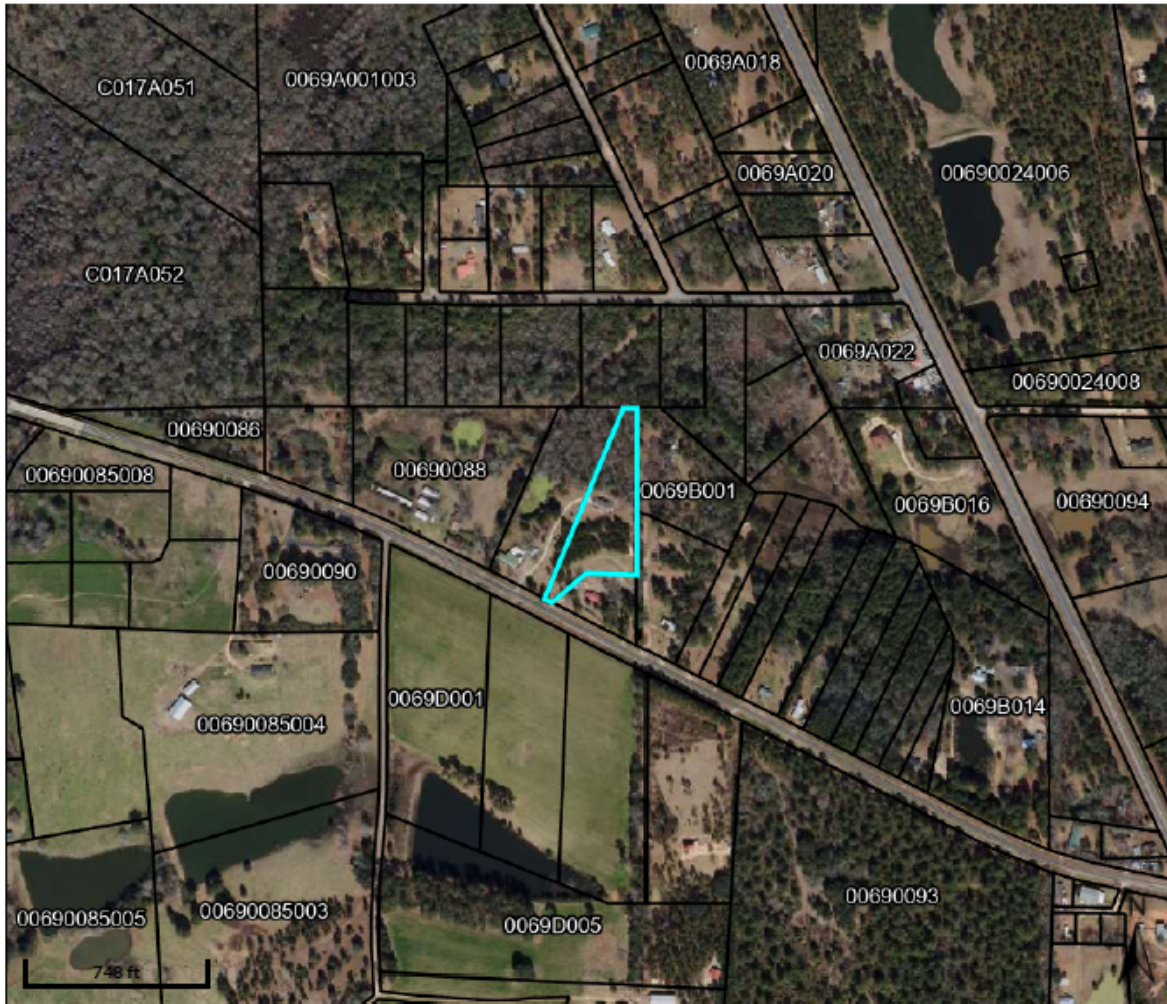
Contact Us

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 SCHNEIDER  
 GEOSPATIAL



# TAX MAP PARCEL # 00690089002


 **qPublic.net**™ Grady County, GA



### Overview



### Legend

 Parcels

Parcel ID	00690089002	Owner	MIRICK ZANE RANDALL	Last 2 Sales			
Class Code	Residential		MIRICK MELISSA O	Date	Price	Reason	Qual
Taxing District	COUNTY		1217 PINE PARK ROAD	6/23/2005	0	UI	U
Acres	3.97		CAIRO, GA 39828	n/a	0	n/a	n/a
		Physical Address	1217 PINE PARK RD				
		Assessed Value	Value \$205847				

(Note: Not to be used on legal documents)

Date created: 3/5/2025

Last Data Uploaded: 3/4/2025 5:36:14 PM

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GEOSPATIAL



# TAX BILL PARCEL # 00690089002

## Grady County, GA Tax Commissioner

### Parcel Information

Tax Year 2024  
 Bill Number 9032  
 Account Number 379875  
 Tax District 03  
 Parcel Number 69-89-2  
 Building Value \$177,536.00  
 Land Value \$28,311.00  
 Acres 3.9700  
 Fair Market Value \$205,847.00  
 Brief Legal Description  
 Situs Address 1217 PINE PARK RD

### Owner

MIRICK ZANE RANDALL  
 MIRICK MELISSA O  
 1217 PINE PARK ROAD  
 CAIRO, GA 39828

### Total Billing Amount

Taxing Entity	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax
STATE TAX	\$205,847.00	\$82,338.00	\$2,000.00	\$80,338.00	0.000			\$0.00
COUNTY TAX	\$205,847.00	\$82,338.00	\$2,000.00	\$80,338.00	15.690	\$1,260.50		\$1,055.48
SALES TAX CREDIT				\$80,338.00	-2.552		(\$205.02)	
SCHOOL TAX	\$205,847.00	\$82,338.00	\$2,000.00	\$80,338.00	13.400	\$1,076.53		\$1,076.53
TOTALS					26.538	\$2,337.03	(\$205.02)	\$2,132.01

### Payment Information

Current Due	Current Due Date	Penalty	Interest	Other Fees	Previous Payment	Back Taxes	Total Due
2132.01	03/15/2025	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2,132.01

Fees apply to paying by credit card. The fee is 2.5% which is \$53.30. You will be redirected to a secure payment processing center. Follow the directions for entering the credit card information. Be sure to print your receipt. You will also receive an email confirmation from the payment processing center. This site will show processed payments within 24 hours; for immediate payment verification contact the Tax Commissioners Office. **Note: Any payment made online by noon today, will be reflected on the website tomorrow.**

[Pay Total Due Now](#)

No data available for the following modules: Mobile Home Information.

The Grady County Tax Commissioner makes every effort to produce the most accurate information possible. No warranties, expressed or implied are provided for the data herein, its use or interpretation. The assessment information is from the last certified tax roll. All other data is subject to change.

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# TAX CARD PARCEL # 00690089001

## Grady County, GA

### Summary

Parcel Number	00690089001
Location Address	1199 PINE PARK RD
Legal Description	N/A
Class	R4-Residential <i>(Note: This is for tax purposes only. Not to be used for zoning.)</i>
Tax District	COUNTY (District 03)
Millage Rate	27.45
Acres	3.27
Homestead Exemption	No (S0)
Landlot/District	138 / 18

[View Map](#)

### Owner

[MIRICK ZANE R JR](#)  
MIRICK MELISSA O.  
1217 PINE PARK RD  
CAIRO, GA 39828

### Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Small Tract	Rural	1	3.27

### Mobile Homes

Style	Manufacturer	Model	Year Built	Width Length	Serial Number	Condition	Value
Mobile Homes	BRIGADEER	RIDGEWOOD	1979	24 x 56	GBICS27546A/B	Average	\$22,752

### Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
Site Imp: C	2022	0x0 / 1	1	\$2,500
Storage Building	2015	10x12 / 0	1	\$720

### Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
11/4/2013	765 366	41 18	\$0	Unqualified - Improved	OUZTS RONALD W	MIRICK ZANE R JR & MELISSA O.
8/3/2011	729 635	41 18	\$0	Unqualified - Improved		OUZTS RONALD W
11/26/2008	685 68	41 18	\$0	Unqualified - Improved	OUZTS RONALD W	OUZTS JOYCE V
6/23/2005	609 692	41 18	\$0	Unqualified - Improved		OUZTS RONALD W

### Valuation

	2024	2023	2022	2021	2020
Previous Value	\$42,149	\$44,422	\$44,422	\$44,422	\$44,422
Land Value	\$23,802	\$15,145	\$15,145	\$15,145	\$15,145
+ Improvement Value	\$22,752	\$25,004	\$25,004	\$25,004	\$25,004
+ Accessory Value	\$3,220	\$2,000	\$4,273	\$4,273	\$4,273
= Current Value	\$49,774	\$42,149	\$44,422	\$44,422	\$44,422

No data available for the following modules: Land, Conservation Use Rural Land, Residential Improvement Information, Commercial Improvement Information, Prebill Mobile Homes, Permits, Photos, Sketches.

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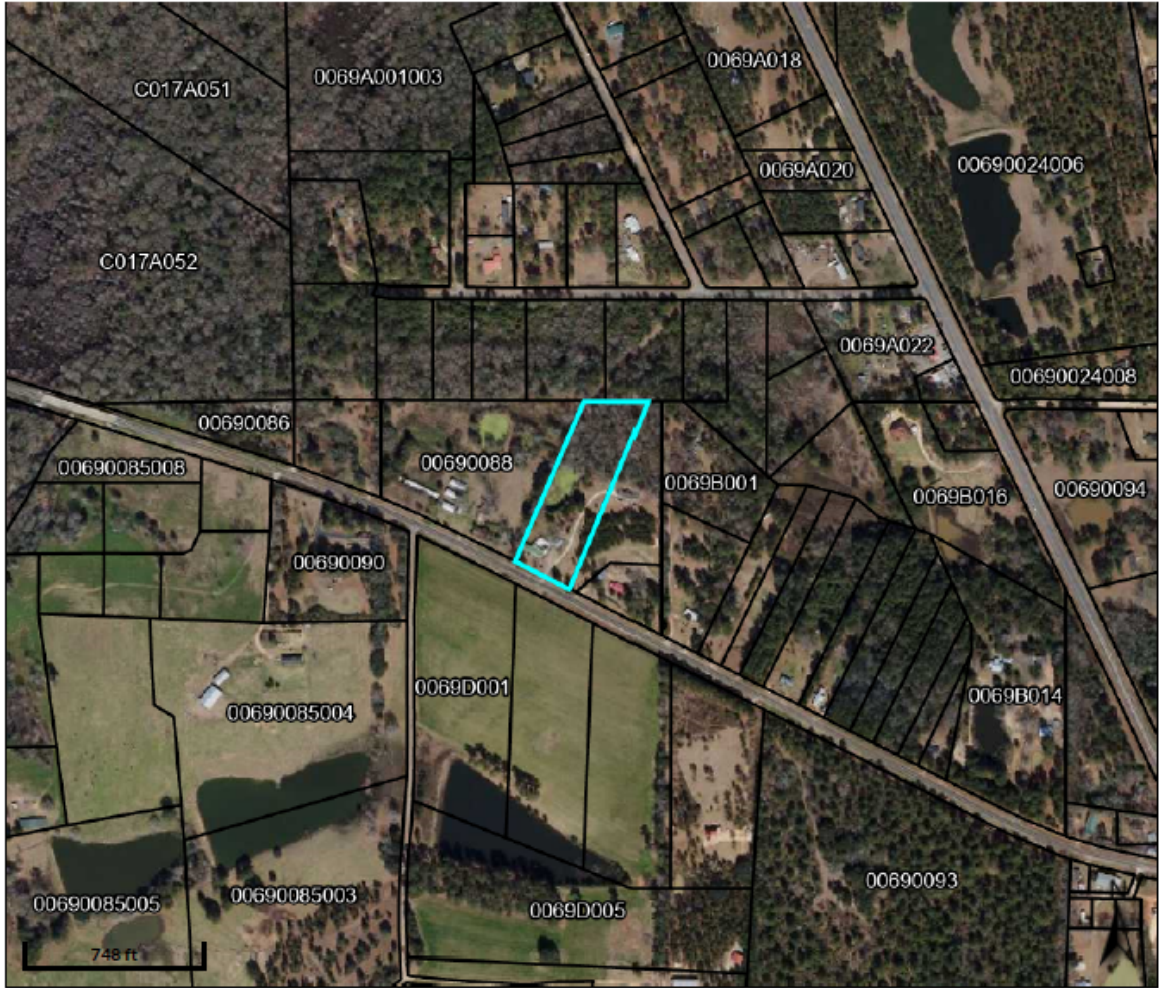
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# TAX MAP PARCEL # 00690089001

 qPublic.net™ Grady County, GA



**Legend**  
 Parcels

<b>Parcel ID</b>	00690089001	<b>Owner</b>	MIRICK ZANE R JR	<b>Last 2 Sales</b>			
<b>Class Code</b>	Residential		MIRICK MELISSA O.	<b>Date</b>	<b>Price</b>	<b>Reason</b>	<b>Qual</b>
<b>Taxing District</b>	COUNTY		1217 PINE PARK RD	11/4/2013	0	UI	U
<b>Acres</b>	3.27		CAIRO, GA 39828	8/3/2011	0	UI	U
		<b>Physical Address</b>	1199 PINE PARK RD				
		<b>Assessed Value</b>	Value \$49774				

(Note: Not to be used on legal documents)

Date created: 3/5/2025  
 Last Data Uploaded: 3/4/2025 5:36:14 PM

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# TAX BILL PARCEL # 00690089001

## Grady County, GA Tax Commissioner

### Parcel Information

Tax Year 2024  
 Bill Number 9031  
 Account Number 940138  
 Tax District 03  
 Parcel Number 69-89-1  
 Building Value \$25,972.00  
 Land Value \$23,802.00  
 Acres 3.2700  
 Fair Market Value \$49,774.00  
 Brief Legal Description  
 Situs Address 1199 PINE PARK RD

### Owner

MIRICK ZANE R JR  
 MIRICK MELISSA O.  
 1217 PINE PARK RD  
 CAIRO, GA 39828

### Total Billing Amount

Taxing Entity	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax
STATE TAX	\$49,774.00	\$19,910.00	\$0.00	\$19,910.00	0.000			\$0.00
COUNTY TAX	\$49,774.00	\$19,910.00	\$0.00	\$19,910.00	15.690	\$312.39		\$261.58
SALES TAX CREDIT				\$19,910.00	-2.552		(\$50.81)	
SCHOOL TAX	\$49,774.00	\$19,910.00	\$0.00	\$19,910.00	13.400	\$266.79		\$266.79
TOTALS					26.538	\$579.18	(\$50.81)	\$528.37

### Payment Information

Current Due	Current Due Date	Penalty	Interest	Other Fees	Previous Payment	Back Taxes	Total Due
528.37	03/15/2025	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$528.37

Fees apply to paying by credit card. The fee is 2.5% which is \$13.21. You will be redirected to a secure payment processing center. Follow the directions for entering the credit card information. Be sure to print your receipt. You will also receive an email confirmation from the payment processing center. This site will show processed payments within 24 hours; for immediate payment verification contact the Tax Commissioners Office. **Note: Any payment made online by noon today, will be reflected on the website tomorrow.**

Pay Total Due Now

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# DEED BOOK 609, PAGE 694

2005 JUN 28 PM 12:20  
CLERK  
SUPERIOR/STATE COURT

GRADY COUNTY GEORGIA  
REAL ESTATE TRANSFER TAX

Paid \$ 0  
Date 6-28-05  
PT-61-065 2035-000709

BOOK 609 PAGE 694

*Brenda Workshop*  
Deputy Clerk of Superior Court

Prepared By: The Bass Law Firm, LLP, PO Box 88, Cairo, GA 39828

BLF # 05-66XX

STATE OF GEORGIA  
GRADY COUNTY

## Warranty Deed with Right of Survivorship

**This indenture**, Made this 23<sup>rd</sup> Day of JUNE, 2005, between MARGARET N. TUCKER F/K/A/ MARGARET N. OUZTS and RONALD W. OUZTS a/k/a RONALD OUZTS, as party or parties of the first part, hereinafter called Grantor, and ZANE RANDALL MIRICK, JR a/k/a RANDALL MIRICK and MELISSA O. MIRICK, as Joint Tenants with the Right of Survivorship under the provisions of the Official Code of Georgia Annotated Section 44-6-190 and Not as Tenants in Common, as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

**Witnesseth:** That the Grantor for and in consideration of the sum of LOVE AND AFFECTION, in hand paid at and before the sealing and delivery of these presents, the receipts whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantees, 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 tract or parcel of land located in GRADY County, Georgia:

SEE EXHIBIT "A" ATTACHED HERETO

GRANTEE to pay all applicable 2005 GRADY County ad valorem taxes on the subject property per agreement of the Parties.

THIS CONVEYANCE is made subject to all zoning ordinances, easements and restriction of record affecting said described property.

TO HAVE AND TO HOLD the said described property, with all and singular the rights, members appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantees forever in FEE SIMPLE, 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. It being the intent and purpose of this deed to convey title to said lands unto the Grantees herein as joint tenants with right of survivorship as defined and created by Georgia Laws 1976, pages 1438-1439, as amended (O.C.G.A. § 44-6-190).

AND THE SAID Grantor will warrant and forever defend the right and title to the said described property unto the said Grantee against the claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written.

Signed, sealed and delivered in the presence of:

*[Signature]*  
Witness  
*Kelly Jean Evans*  
Notary Public, State of Georgia

*Margaret N. Tucker* (Seal)  
MARGARET N. TUCKER t/k/a MARGARET N. OUZTS, Grantor  
*Ronald W. Ouzts* (Seal)  
RONALD W. OUZTS a/k/a RONALD OUZTS, Grantor



# DEED BOOK 609, PAGE 695

BOOK 609 PAGE 695

EXHIBIT "A"

(Known as 1217 Pine Park Road, Cairo, Grady County, Georgia)  
(a portion of Tax Assessor's Map and Parcel No.: 69/89)

All that tract or parcel of land located, lying and being in the Land Lot 138 of the 18<sup>th</sup> Land District of Grady County, Georgia, containing 2.52 acres, more or less, and more particularly described as follows: Commence at the northwest corner of said land lot 138 and run thence North 87 degrees 42 minutes 33 seconds East a distance of 1253.81 feet to a Point of Beginning (POB). From said POB, thence proceed North 88 degrees 22 minutes 28 seconds East a distance of 221.56 feet to the POB. From POB, thence proceed North 88 degrees 22 minutes 28 seconds East a distance of 56.59 feet; thence proceed South 03 degrees 10 minutes 42 seconds East a distance of 531.10 feet; thence proceed North 87 degrees 32 minutes 36 seconds West a distance of 298.87 feet; thence proceed South 25 degrees 28 minutes 41 seconds West a distance of 265.09 feet to a point on the northern margin of the 100 foot wide right-of-way of County Road No. 324, known as Pine Park Road; thence proceed North 65 degrees 12 minutes 48 seconds West a distance of 30.00 feet along the northern margin of Pine Park Road; thence North 25 degrees 28 minutes 41 seconds East a distance of 822.59 feet to the Point of Beginning.

The above described property is more particularly shown and delineated as "Lot 3" on a plat of survey by Daniel L. Hinson, Georgia Registered Land Surveyor No.: 2895, dated June 13, 2005 and recorded June 27, 2005 in Plat Book, 41, Page, 18, Grady County Records, which plat is incorporated herein by reference for all legal and necessary purposes.

SUBJECT TO a 35 feet set back line along the north right-of-way of Pine Park Road as reflected on the referenced plat.

# DEED BOOK 683, PAGE 300

DEED BOOK 683 PAGE 300

GRADY COUNTY, GEORGIA  
FILED IN OFFICE

2008 OCT 13 PM 4:27

GRADY COUNTY GEORGIA  
REAL ESTATE TRANSFER TAX

Paid \$ 0  
Date 10-13-08  
PT-61-065 2788-170919

CLERK OF SUPERIOR  
STATE OF GEORGIA

*Dwight D. Bass*  
Deputy Clerk of Superior Court

Prepared By: THE BASS LAW FIRM, LLC, PO Box 88, Cairo, GA 39828

BP File #: 07-7448

STATE OF GEORGIA  
GRADY COUNTY

## WARRANTY DEED WITH RIGHT OF SURVIVORSHIP

**THIS INDENTURE**, Made this **2<sup>nd</sup> Day of OCTOBER, 2008**, between **RONALD W. OUZTS and MARGARET N. OUZTS**, as party or parties of the first part, hereinafter called Grantor, and **ZANE R. MIRICK, JR. and MELISSA O. MIRICK**, as **Joint Tenants with the Rights of Survivorship under the provisions of the Official Code of Georgia Annotated Section 44-6-190 and Not as Tenants in Common**, as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

**Witnesseth:** That the Grantor for and in consideration of the sum of **LOVE AND AFFECTION ("GIFT")**, in hand paid at and before the sealing and delivery of these presents, the receipts whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantees, 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 tract or parcel of land located in **GRADY**, County, Georgia:

SEE EXHIBIT "A" ATTACHED HERETO

**TO HAVE AND TO HOLD** the said described property, with all and singular the rights, members appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantees forever in **FEE SIMPLE**, 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. It being the intent and purpose of this deed to convey title to said lands unto the Grantees herein as joint tenants with right of survivorship as defined and created by Georgia Laws 1976, pages 1438-1439, as amended (O.C.G.A. § 44-6-190).

**AND THE SAID** Grantor will warrant and forever defend the right and title to the said described property unto the said Grantee against the claims of all persons whomsoever.

**IN WITNESS WHEREOF**, the Grantor has signed and sealed this deed, the day and year above written.

Signed, sealed and delivered in the presence of:  
\_\_\_\_\_  
Unofficial Witness

\_\_\_\_\_  
Notary Public



*Ronald W. Ouzts*  
\_\_\_\_\_  
RONALD W. OUZTS, Grantor  
*Margaret N. Ouzts*  
\_\_\_\_\_  
MARGARET N. OUZTS, Grantor



# DEED BOOK 683, PAGE 301

DEED  
BOOK 683 PAGE 301

## EXHIBIT "A"

All that tract or parcel of land lying and being in Land Lot No. 138 of the 18<sup>th</sup> Land District of Grady County, Georgia, containing 1.45 acres, more or less, and being more particularly described as follows: COMMENCE at northwest corner of said Land Lot No. 138 and thence proceed North 87 degrees 42 minutes 33 seconds East a distance of 1253.81 feet to an iron pin found; thence proceed North 88 degrees 22 minutes 28 seconds East a distance of 278.15 to an iron pin found; thence proceed South 03 degrees 10 minutes 42 seconds East a distance of 531.10 feet to an iron pin found which marks the POINT OF BEGINNING OF THE TRACT HEREIN CONVEYED; from said point thence continue South 03 degrees 10 minutes 42 seconds East a distance of 149.39 feet to an iron pin found; thence proceed North 87 degrees 32 minutes 36 seconds West a distance of 196.25 feet to an iron pin set; thence proceed South 59 degrees 02 minutes 08 seconds West a distance of 208.22 feet to an iron pin set along the northernmost right of way margin of the 100 foot wide right of way of a certain county road known as Pine Park Road (County Road No. 324); thence proceed North 65 degrees 12 minutes 48 seconds West along the northernmost right of way margin of Pine Park Road a distance of 50.99 feet to an iron pin found; thence proceed North 25 degrees 28 minutes 41 seconds East a distance of 265.09 feet to an open top pipe found; thence proceed South 87 degrees 32 minutes 36 seconds East a distance of 298.87 feet to the point of beginning.

The foregoing legal description has been prepared in accord with a survey for Randall & Melissa Mirick by Robert A. Williams, G.R.L.S. No. 3072, dated 09/02/2008 and recorded 09/30/2008 in Plat Book 42, Page 174, Grady County Records, reference to said plat of survey and the record thereof being made to incorporate same herein for all legal and necessary purposes.

(BEING A PORTION OF APN: 00690-089-000)

# DEED BOOK 765, PAGE 366

Deed Doc: WD  
Recorded 11/04/2013 02:43PM  
Georgia Transfer Tax Paid : \$0.00

PT61#: 0652013000756  
DEBBIE KINES  
Clerk Superior Court, GRADY County, Ga  
Bk 00765 Pg 0366-0367

This Instrument Prepared By:  
J. William Bass, Jr.  
THE BASS LAW FIRM, LLC  
Post Office Box 88  
Cairo, Georgia 39828  
(229) 377-2424  
BLF File No.: 13-Mirick

STATE OF GEORGIA  
COUNTY OF GRADY

## WARRANTY DEED WITH RIGHT OF SURVIVORSHIP

THIS INDENTURE, Made this 24<sup>th</sup> day of October, 2013, between **Ronald W. Ouzts and Melissa O. Mirick**, as party or parties of the first part, hereinafter called Grantor, and **Zane R. Mirick, Jr. and Melissa O. Mirick**, as Joint Tenants with the Rights of Survivorship under the provisions of the Official Code of Georgia Annotated Section 44-6-190 and Not as Tenants in Common, as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

**Witnesseth:** That the Grantor for and in consideration of the sum of **TEN AND 00/100 DOLLARS (\$10.00)** and other good and valuable consideration in hand paid at and before the sealing and delivery of these presents, the receipts whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantees, for and during their joint lives and upon the death(s) of any of them, then to the survivor(s) of them in fee simple, together with every contingent remainder and right of reversion, and to the heirs and assigns of said survivor(s) the following tract or parcel of land located in **GRADY** County, Georgia:

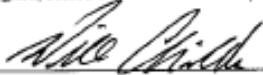
SEE EXHIBIT "A" ATTACHED


**TO HAVE AND TO HOLD** the said described property, with all and singular the rights, members appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantees forever in **FEE SIMPLE**, for and during their joint lives and upon the death of any of them, then to the survivor(s) of them in **FEE SIMPLE**, together with every contingent remainder and right of reversion, and to the heirs and assigns of said survivor(s). It being the intent and purpose of this deed to convey title to said lands unto the Grantees herein as joint tenants with right of survivorship as defined and created by Georgia Laws 1976, pages 1438-1439, as amended (O.C.G.A. § 44-6-190).


**AND THE SAID** Grantor will warrant and forever defend the right and title to the said described property unto the said Grantee against the claims of all persons whomsoever.

**IN WITNESS WHEREOF**, the Grantor has signed and sealed this deed, the day and year above written.

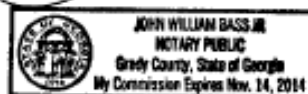
Signed, sealed and delivered in the presence of:

  
Unofficial Witness

  
RONALD W. OUZTS, Grantor, by Melissa O. Mirick as Attorney-in-Fact by the certain Durable Financial Power of Attorney recorded in Deed Book 765, Pages 361-365 Grady County Records.

  
Notary Public

  
MELISSA O. MIRICK, Grantor



# DEED BOOK 765, PAGE 367

GRADY COUNTY  
Bk 00765 Pg 0367

## EXHIBIT "A"

All that tract or parcel of land located, lying and being in Land Lot 138 of the 18<sup>th</sup> Land District of Grady County, Georgia, containing 3.27 acres, more or less and more particularly described as follows: Commence at the northwest corner of said lot 138 and run thence north 87 degrees 42 minutes 33 seconds east a distance of 1253.81 feet to the Point of Beginning. From said point of beginning, thence proceed north 88 degrees 22 minutes 28 seconds east a distance of 221.56 feet, thence proceed south 25 degrees 28 minutes 41 seconds west the distance of 822.59 feet to a point on the northern margin of the 100 foot wide right of way of County Road No.324, known as Pine Park Road, thence proceed north 65 degrees 12 minutes 48 seconds west a distance of 169.83 feet along the said margin of Pine Park Road, thence proceed north 23 degrees 18 minutes 33 seconds east a distance 724.22 feet to the point of beginning.

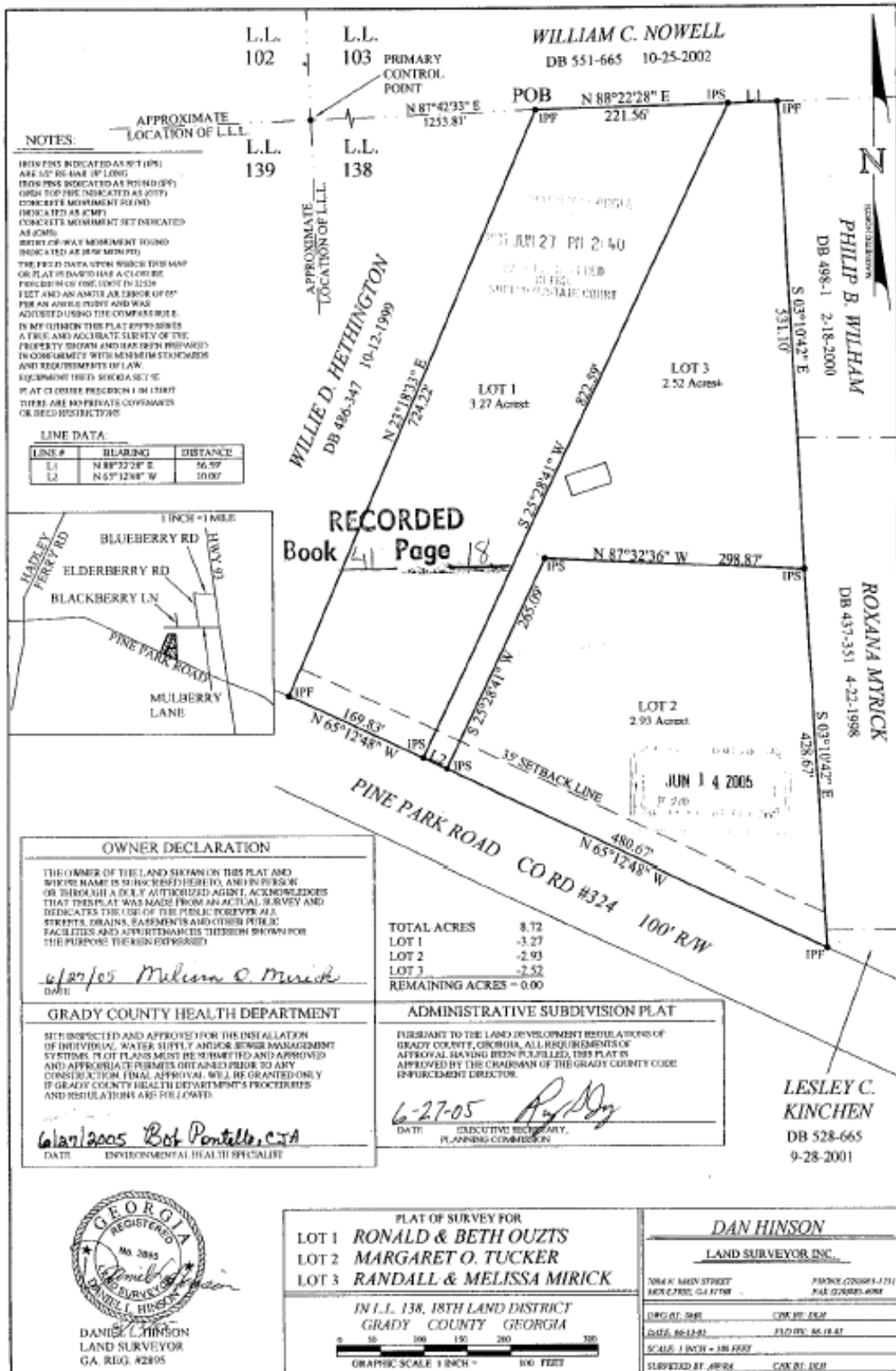
The above described property is more particularly shown and delineated as Lot 1 on a plat of survey by Daniel L. Hinson, Georgia Registered Land Surveyor No. 2895, dated June 13, 2005 and recorded June 27, 2005 in Plat Book 41, page 18, Grady County records, which plat is incorporated herein by reference for all legal and necessary purposes.

1199 Pine Park Road  
Cairo, Georgia 39828  
00690-089-001

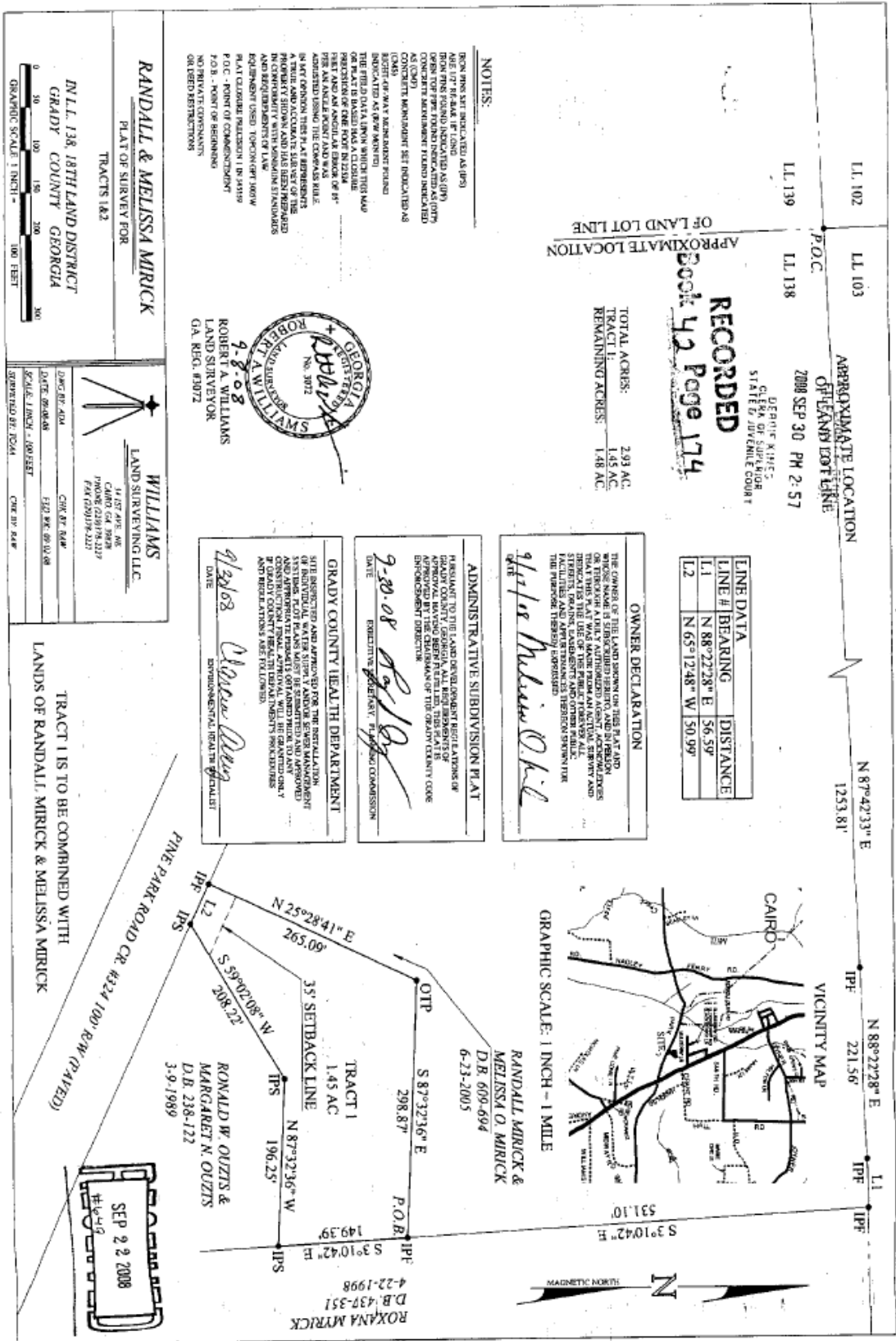




# PLAT BOOK 41, PAGE 18



# PLAT BOOK 42, PAGE 174





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