

RETURN TO:  
HUGGINS PEIL, LLC  
CHARLES T. HUGGINS, JR.,  
7013 EVANS TOWN CENTER BLVD  
SUITE 502  
EVANS, GA 30809

Deed Doc: WD  
Recorded 05/10/2022 10:14AM  
Georgia Transfer Tax Paid :  
\$1,500.00  
CINDY MASON  
Clerk Superior Court, COLUMBIA  
County, Ga.  
Bk 14262 Pg 0289-0290  
Penalty: \$0.00  
Interest: \$0.00  
Participants: 9946826226  
\$(PT61)

**LIMITED WARRANTY DEED**

STATE OF GEORGIA

COUNTY OF COLUMBIA

File #: R22-4164

This Indenture made this 29th day of April, 2022, between **Pamela Dorminey Uros f/k/a Pamela Cummings Dorminey as Trustee of the Pamela Cummings Dorminey Living Trust dated April 17, 2007, as Restated on April 22, 2014 and Pamela Dorminey Uros f/k/a Pamela Cummings Dorminey**, individually, as party of the first part, hereinunder collectively referred to as Grantor, and **Gursimran Singh Walia**, whose address is 3526 Lakestone Court, Martinez, GA 30907, as party of the second part, hereinafter referred to Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

W I T N E S S E T H that: Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other good and valuable consideration in hand paid at and before the sealing and delivery of these presents, the receipt 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 Grantee,

All that lot or parcel of land, with improvements thereon, situate, lying and being in the State of Georgia, County of Columbia, being known and designated as Lot 3, Block D, and Lot 2-A, Section I, Barrington Subdivision, as shown on a plat recorded in the Office of the Clerk of the Superior Court of Columbia County, Georgia in PC C, Slide 130, #9. Reference is hereby made to said plat for a more complete and accurate description as to the metes, bounds and location of said property.

This property is conveyed subject to Protective Covenants applicable to said subdivision recorded in said Clerk's Office in Deed Book 504, Page 300, and as amended in Deed Book 12705, Pages 286-322; and subject to any and all other applicable easements or restrictions of record in said Clerk's Office or shown on said plat.

This property is further conveyed subject to a Storm Water Drainage and Utility Easement dated August 23, 1997 between Marie M. Black and Columbia County, Georgia, recorded in said Clerk's Office in Deed Book 1917, Pages 210-212.

Said property being commonly known as 3526 Lakestone Court, Martinez, Georgia 30907.

Tax Map & Parcel Number: 082K 036

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 Grantee forever in FEE SIMPLE.

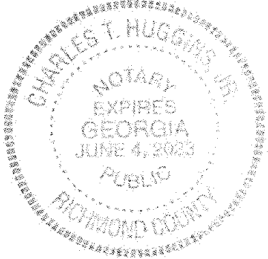
AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons claiming by, through or under said Grantor, and no other persons or entities.




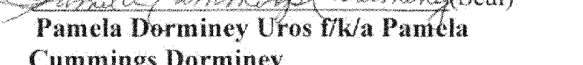
IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal this day and year first above written.

Signed, sealed and delivered in the presence of:

  
Witness

  
Notary Public



  
  
**Pamela Dorminey Uros f/k/a Pamela  
Cummings Dorminey, Trustee of  
Pamela Cummings Dorminey Living  
Trust dated April 17, 2007, and as  
Restated on April 22, 2014**  
  
  
**Pamela Dorminey Uros f/k/a Pamela  
Cummings Dorminey**

Huggins Peil LLC  
7013 Evans Town Center Blvd.  
Suite 502  
Evans, GA 30809

When recorded, return to:  
SouthState Bank, N.A., c/o DocProbe  
Attn: Final Documents Department  
1133 Ocean Avenue  
Mail Stop Code: DP601  
Lakewood, NJ 08701

Deed Doc: SD  
Recorded 05/10/2022 10:14AM  
Georgia Intangible Tax Paid:  
\$3,450.00  
CINDY MASON  
Clerk Superior Court, COLUMBIA  
County, Ga.  
Bk 14262 Pg 0291-0304  
Penalty: \$0.00  
Interest: \$0.00  
Participants: 9946826226  
\$(PT61)

LOAN #: 90970090

R22-4164

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### SECURITY DEED

MIN: 1007240-0000095352-4

MERS PHONE #: 1-888-679-6377

#### DEFINITIONS

Words used in multiple sections of this document are defined below and other words are defined in Sections 3, 11, 13, 18, 20 and 21. Certain rules regarding the usage of words used in this document are also provided in Section 16.

(A) "Security Instrument" means this document, which is dated **April 29, 2022**, together with all Riders to this document.

(B) "Borrower" is **GURSIMRAN SINGH WALIA**.

Borrower is the grantor under this Security Instrument.

(C) "MERS" is Mortgage Electronic Registration Systems, Inc. MERS is a separate corporation that is acting solely as a nominee for Lender and Lender's successors and assigns. **MERS is the grantee under this Security Instrument.** MERS is organized and existing under the laws of Delaware, and has an address and telephone number of P.O. Box 2026, Flint, MI 48501-2026, tel. (888) 679-MERS.

(D) "Lender" is **SouthState Bank, N.A.**

Lender is **a National Association**, organized and existing under the laws of **The United States of America**.  
Lender's address is **2440 Mall Drive, N. Charleston, SC 29406**.

(E) "Note" means the promissory note signed by Borrower and dated **April 29, 2022**. The Note states that Borrower owes Lender **ONE MILLION ONE HUNDRED FIFTY THOUSAND AND NO/100** \*\*\*\*\* Dollars (U.S. **\$1,150,000.00** )

