

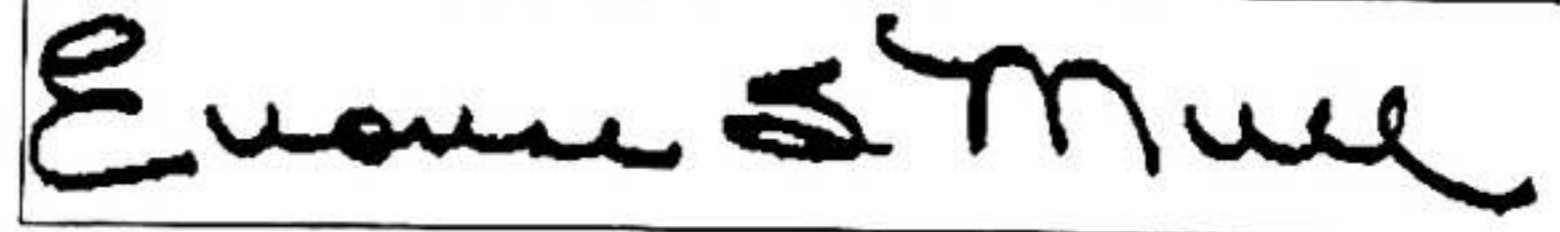
D2021003215

FILED IN OFFICE
CLERK OF COURT
05/05/2021 02:33 PM
EVONNE S. MULL, CLERK
SUPERIOR COURT
DOUGHERTY COUNTY, GA

2309299029
PARTICIPANT ID

Please Return To:

Albany, GA 31708-1727



REAL ESTATE
TRANSFER TAX
PAID: \$100.00

PT-61 047-2021-001080

LIMITED WARRANTY DEED

GEORGIA, DOUGHERTY COUNTY.

THIS INDENTURE, made this 4th day of May, in the year Two Thousand Twenty-One (2021), between [REDACTED], as Party of the First Part, hereinafter called "Grantor", and King-[REDACTED] Randall, as Party of the Second Part, hereinafter called "Grantee" (the words "Grantor" and "Grantee" to include their legal representatives, heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of TEN DOLLARS AND NO/100 (\$10.00) and other valuable considerations, 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 tract or parcel of land lying and being in Land Lot 340 and 357 of the First Land District of Dougherty County, Georgia, containing 38.188 acres, more or less, and being more particularly described as all of Lot 2A, Lot 2B, and Lot 2C of the H. M. McKemie and Jack Bigbie Subdivision according to a map or plat of said subdivision as recorded in Plat Cabinet 1, Slide D-004F in the office of the Clerk of Superior Court of Dougherty County, Georgia.

The above-described property is conveyed subject to any and all easements and restrictions of record.

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, heirs and assigns, forever in FEE SIMPLE.

AND THE SAID Grantor, for his successors and assigns, will warrant and forever defend the right and title to the above-described property unto the said Grantee, against the claims of all persons owning, holding or claiming by, through or under the said Grantor.

Limited Warranty Deed
Page 2

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and affixed his seal, on the day and year first above written.

[Redacted Signature] (SEAL)
[Redacted Name]

[Redacted Signature] (SEAL)
[Redacted Name]

Signed, sealed and delivered,
this 4th day of May,
2021, in the presence of:

[Handwritten Signature]
UNOFFICIAL WITNESS

[Handwritten Signature]
NOTARY PUBLIC
My Commission Expires: August 8, 2022

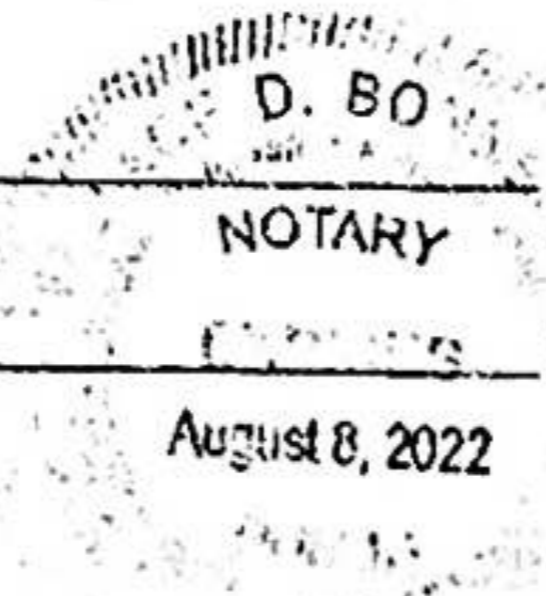


Exhibit A

All that tract or parcel of land lying and being in part of Land Lot 334, 1st Land District, City of Albany, Dougherty County Georgia shown as Tract 1 containing 1.204 acres and Tract 2 containing 0.433 acres as shown in Plat Book 8 Page 92, filed 11/21/2021, Dougherty County Clerk of Superior Court Records.

Prior Deed Reference:

This is part of the same property conveyed to Renaissance Investment Group, LLC filed in Deed Book 4271 Page 302, file 11/1/11, same clerk's records

Street Address: 710 & 714 W. Broad Street, Albany GA

Tax I.D. No 000DD 00002 029 (Tract 1) and 000DD 00002 027 (Tract 2)

SUNTRUST BANK
PO BOX 305183
NASHVILLE TN 37230-5183

Page 1 of 1
66/E00/0175/0/17
██████████
10/31/2021



Account
Statement

X BOYS PREPARATORY SCHOOL INC DBA
THE LIFE PREPARATORY SCHOOL FOR BOYS
345 WEST BROAD AVE
UNIT 24
ALBANY GA 31701

Questions? Please call
1-800-786-8787

Keep your SunTrust Accounts safer.
Use unique usernames and passwords for your online bank accounts.
It's best not to recycle the same username and password on multiple websites where you
have an online profile - especially your financial accounts.
Also, try to avoid characters from your email, phone number, birthdate or other personal information.

Account Summary	Account Type	Account Number	Statement Period
	PRIMARY BUSINESS CHECKING	██████████	10/21/2021 - 10/31/2021

Description	Amount	Description	Amount
Beginning Balance	\$.00	Average Balance	\$26,200.00
Deposits/Credits	\$26,200.00	Average Collected Balance	\$23,818.18
Checks	\$.00	Number of Days in Statement Period	11
Withdrawals/Debits	\$.00		
Ending Balance	\$26,200.00		

Overdraft Protection
Account Number: ██████████
Protected By: Not enrolled
For more information about SunTrust's Overdraft Services, visit www.suntrust.com/overdraft.

Deposits/Credits	Date	Amount	Serial #	Description	Date	Amount	Serial #	Description
	10/21	1,200.00		DEPOSIT	10/21	25,000.00		DEPOSIT
Deposits/Credits: 2				Total Items Deposited: 3				

Balance Activity History	Date	Balance	Collected Balance	Date	Balance	Collected Balance
	10/21	26,200.00	.00	10/22	26,200.00	26,200.00

The Ending Daily Balances provided do not reflect pending transactions or holds that may have been outstanding when your transactions posted that day. If your available balance wasn't sufficient when transactions posted, fees may have been assessed.

How can we make life easier for you?
Enroll in paperless statements via Online Banking to help you cut clutter and stay organized.
No paper to keep track of and no limitation to viewing important information. Start today.
Sign in to Online Banking and update your Statement Delivery preferences.



Account Statement

X BOYS PREPARATORY SCHOOL INC DBA
 THE LIFE PREPARATORY SCHOOL FOR BOYS
 345 WEST BROAD AVE
 UNIT 24
 ALBANY GA 31701

Questions? Please call
 1-800-786-8787

Coming Soon
 Important information about your transition from SunTrust to Truist is on the way.
 You'll receive details about your SunTrust deposit account by mail in late December 2021 or early January 2022.

Account Summary	Account Type	Account Number	Statement Period
	PRIMARY BUSINESS CHECKING	[REDACTED]	11/01/2021 - 11/30/2021

Description	Amount	Description	Amount
Beginning Balance	\$26,200.00	Average Balance	\$50,382.08
Deposits/Credits	\$82,325.00	Average Collected Balance	\$49,340.75
Checks	\$0.00	Number of Days in Statement Period	30
Withdrawals/Debits	\$48,373.87		
Ending Balance	\$60,151.13		

Overdraft Protection
 Account Number: [REDACTED]
 Protected By: Not enrolled
 For more information about SunTrust's Overdraft Services, visit www.suntrust.com/overdraft.

Deposits/Credits	Date	Amount	Serial #	Description	Date	Amount	Serial #	Description
	11/08	550.00		DEPOSIT	11/18	25,173.79		DEPOSIT
	11/18	24,225.00		DEPOSIT	11/23	7,550.00		DEPOSIT
	11/15	24,826.21		ELECTRONIC/ACH CREDIT STRIPE TRANSFER ST-L5I8E3Z5B9P3				
Deposits/Credits: 5				Total Items Deposited: 81				

Withdrawals/Debits	Date Paid	Amount	Serial #	Description
	11/23	48,373.87		OVER-THE-COUNTER WITHDRAWAL
Withdrawals/Debits: 1				

Balance Activity History	Date	Balance	Collected Balance	Date	Balance	Collected Balance
	11/01	26,200.00	26,200.00	11/18	100,975.00	77,335.00
	11/08	26,750.00	26,200.00	11/19	100,975.00	100,975.00
	11/09	26,750.00	26,750.00	11/23	60,151.13	53,101.13
	11/15	51,576.21	51,576.21	11/24	60,151.13	60,151.13

The Ending Daily Balances provided do not reflect pending transactions or holds that may have been outstanding when your transactions posted that day. If your available balance wasn't sufficient when transactions posted, fees may have been assessed.



X BOYS PREPARATORY SCHOOL INC DBA THE LIFE PREPARATORY SCHOOL FOR BOYS
 345 WEST BROAD AVE
 UNIT 24
 ALBANY, GA 31701-0000

Account Summary	Account Type	Account Number	Statement Period
	Primary Business Checking	██████████	01/01/2022 - 01/10/2022

Description		Description	
Beginning Balance	\$80,653.13	Minimum Collected Balance	\$76,943.00
Deposits/Credits	\$17,170.00	Minimum Collected Balance Date	01/05/2022
Checks	\$0.00	Average Collected Balance	\$79,692.00
Withdrawals/Debits	\$3,729.71	Number of Days in Statement Period	10
Ending Balance	\$94,093.42		

Deposits/ Credit	Date	Amount	Description
	01/05	1,670.00	DEPOSIT
	01/07	15,500.00	DEPOSIT

Withdrawals/ Debits	Date Paid	Amount	Description	
	01/05	77.50	CHECK CARD PURCHASE INTUIT *QUICKBOOKS	TR DATE 01/04
	01/05	8.00	OVER-THE-COUNTER WITHDRAWAL	TR DATE 01/05
	01/05	3,644.00	OVER-THE-COUNTER WITHDRAWAL	TR DATE 01/05
	01/05	0.21	ELECTRONIC/ACH DEBIT QUICKBOOKS V	TR DATE 01/05

Balance Activity History	Date	Balance	Date	Balance
	01/05	78,593.42	01/07	94,093.42

ACKNOWLEDGEMENT AND RECEIPT OF SETTLEMENT DOCUMENTS

Borrower/Purchaser and Seller acknowledge that each has received, reviewed and approved all entries appearing on the Settlement Statement.

Borrower/Purchaser acknowledges receipt and settlement on his behalf of the loan proceeds from Lender in full.

Borrower/Purchaser acknowledges receipt of a copy of Truth in Lending Disclosures, if any, prior to consummation of the loan transaction. Borrower/Purchaser further acknowledges receipt of copy of the Note and Deed to Secure Debt executed by Borrower/Purchaser in favor of Lender.

Seller acknowledges receipt in full of the proceeds due Seller from the Settlement. Seller warrants that the correctness of all payoff amounts for outstanding liens and encumbrances. Seller acknowledges that such amounts have been obtained by the Settlement Agent from the holders of such liens and encumbrances and that Settlement Agent, Borrower and Lender have relied in good faith on the information so obtained in disbursing the settlement proceeds to Seller; if any deficiency in such amounts occurs, Seller agrees to promptly remit the same to the Settlement Agent.

Borrower/Purchaser and Seller acknowledges that where real estate taxes and other assessments are not paid in full at settlement based on current actual bills, such amounts are prorated based on estimates using the prior year's tax bill or, if recently improved property, using the estimated value of improvements in place as of January 1 of the current tax year. Borrower/Purchaser and Seller agree that pro-ration of taxes at closing is a final proration and that no further adjustment shall be necessary when current actual bills are received; Seller agrees to promptly forward all tax bills and assessment notices to Borrower/Purchaser upon receipt. The payment of all outstanding taxes and assessments not paid at settlement is assured by Purchaser.

Seller warrants that all required tax returns and applicable exemption applications have been filed for the current tax year; Seller further agrees to reimburse Borrower/Purchaser the full amount of any penalties incurred for the current tax year caused by Seller's failure to file a proper and timely tax return.

Borrower/Purchaser acknowledges that a real property tax return and application for homestead exemption are required by law to be filed with the County Tax Collector of the County in which the property lies, promptly after the first day of January of the year immediately following the settlement and that such filings are the sole responsibility of Borrower/Purchaser.

Borrower/Purchaser and Seller acknowledge that Settlement Agent and Lender make no representation as to the status of any outstanding or past-due water, sewerage or other utility services applicable to the property. The status of such liens shall be determined by and is the responsibility of the Borrower/Purchaser and Seller.

Borrower/Purchaser and Seller agree that should any inadvertent errors or omissions later be discovered in any documents executed at settlement, they shall promptly execute such corrective documents and remit such as may be required to adjust or correct such errors or omissions.

A. U.S. DEPARTMENT OF HOUSING & URBAN DEVELOPMENT SETTLEMENT STATEMENT	B. TYPE OF LOAN				
	1. <input type="checkbox"/> FHA	2. <input type="checkbox"/> FmHA	3. <input type="checkbox"/> CONV. UNINS.	4. <input type="checkbox"/> VA	5. <input type="checkbox"/> CONV. INS.
	6. FILE NUMBER: DEFAULT			7. LOAN NUMBER:	
	8. MORTGAGE INS CASE NUMBER:				


C. NOTE: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked [POC] were paid outside the closing, they are shown here for informational purposes and are not included in the totals.

D. NAME AND ADDRESS OF BORROWER: X Boys Preparatory School, Inc PO BOX 21 Albany, GA 31702	E. NAME AND ADDRESS OF SELLER: Renaissance Investment Group, [REDACTED] Southfield, MI 48034	F. NAME AND ADDRESS OF LENDER: OWNER FINANCED
G. PROPERTY LOCATION: 710/714 W Broad Ave. Albany, GA 31701 Dougherty County, Georgia	H. SETTLEMENT AGENT: [REDACTED] PLACE OF SETTLEMENT Albany, GA	I. SETTLEMENT DATE: November 23, 2021


J. SUMMARY OF BORROWER'S TRANSACTION		K. SUMMARY OF SELLER'S TRANSACTION	
100. GROSS AMOUNT DUE FROM BORROWER:		400. GROSS AMOUNT DUE TO SELLER:	
101. Contract Sales Price	450,000.00	401. Contract Sales Price	450,000.00
102. Personal Property		402. Personal Property	
103. Settlement Charges to Borrower (Line 1400)	2,617.50	403.	
104.		404.	
105.		405.	
<i>Adjustments For Items Paid By Seller in advance</i>		<i>Adjustments For Items Paid By Seller in advance</i>	
106. 710 W Broad Tax 11/23/21 to 01/01/22	49.66	406. 710 W Broad Tax 11/23/21 to 01/01/22	49.66
107. 714 W Broad Tax 11/23/21 to 01/01/22	706.71	407. 714 W Broad Tax 11/23/21 to 01/01/22	706.71
108. Assessments to		408. Assessments to	
109.		409.	
110.		410.	
111.		411.	
112.		412.	
120. GROSS AMOUNT DUE FROM BORROWER	453,373.87	420. GROSS AMOUNT DUE TO SELLER	450,756.37
200. AMOUNTS PAID BY OR IN BEHALF OF BORROWER:		500. REDUCTIONS IN AMOUNT DUE TO SELLER:	
201. Deposit or earnest money		501. Excess Deposit (See Instructions)	
202. Principal Amount of New Loan(s)		502. Settlement Charges to Seller (Line 1400)	28,078.83
203. Existing loan(s) taken subject to		503. Existing loan(s) taken subject to	
204.		504. Payoff of first Mortgage	
205.		505. Payoff of second Mortgage	
206.		506.	
207.		507.	
208.		508.	
209. Owner Financed	405,000.00	509. Owner Financed	405,000.00
<i>Adjustments For Items Unpaid By Seller</i>		<i>Adjustments For Items Unpaid By Seller</i>	
210. 710 W Broad Tax to		510. 710 W Broad Tax to	
211. 714 W Broad Tax to		511. 714 W Broad Tax to	
212. Assessments to		512. Assessments to	
213.		513.	
214.		514.	
215.		515.	
216.		516.	
217.		517.	
218.		518.	
219.		519.	
220. TOTAL PAID BY/FOR BORROWER	405,000.00	520. TOTAL REDUCTION AMOUNT DUE SELLER	433,078.83
300. CASH AT SETTLEMENT FROM/TO BORROWER:		600. CASH AT SETTLEMENT TO/FROM SELLER:	
301. Gross Amount Due From Borrower (Line 120)	453,373.87	601. Gross Amount Due To Seller (Line 420)	450,756.37
302. Less Amount Paid By/For Borrower (Line 220)	(405,000.00)	602. Less Reductions Due Seller (Line 520)	(433,078.83)
303 CASH (X FROM) (TO) BORROWER	48,373.87	603 CASH (X TO) (FROM) SELLER	17,677.54

The undersigned hereby acknowledge receipt of a completed copy of pages 1&2 of this statement & any attachments referred to herein.

Borrower X Boys Preparatory School, Inc

BY: 
 King Randal
 Its President

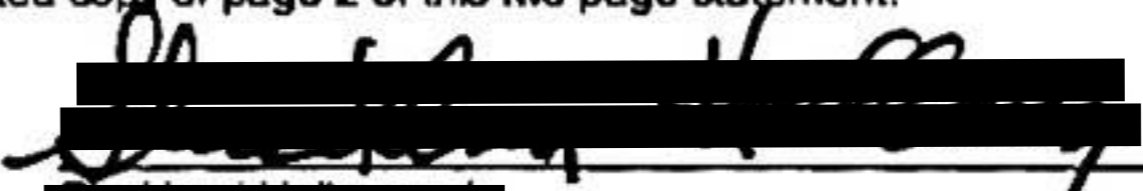
Seller Renaissance Investment Group, LLC

BY: 
 [REDACTED]
 Its Managing Member

L SETTLEMENT CHARGES

700. TOTAL COMMISSION Based on Price	\$	@	%	36,000.00		
<i>Division of Commission (line 700) as Follows:</i>						
701. \$ 36,000.00	to	Coldwell Banker Walden & Kirkland				
702. \$	to					
703. Commission Paid at Settlement				POC \$15,000.00		21,000.00
704.	to					
800. ITEMS PAYABLE IN CONNECTION WITH LOAN						
801. Loan Origination Fee	%	to				
802. Loan Discount	%	to				
803. Appraisal Fee		to				
804. Credit Report		to				
805. Lender's Inspection Fee		to				
806. Mortgage Ins. App. Fee		to				
807. Assumption Fee		to				
808.						
809.						
810.						
811.						
900. ITEMS REQUIRED BY LENDER TO BE PAID IN ADVANCE						
901. Interest From	to	@ \$	/day	(days	%)	
902. MIP Totals for LifeOfLoan	for	months to				
903. Hazard Insurance Premium for	years to	TAPCO				POA: \$3,598.40
904.						
905.						
1000. RESERVES DEPOSITED WITH LENDER						
1001. Hazard Insurance	months @ \$		per month			
1002. Mortgage Insurance	months @ \$		per month			
1003. 710 W Broad Tax	months @ \$		per month			
1004. 714 W Broad Tax	months @ \$		per month			
1005. Assessments	months @ \$		per month			
1006.	months @ \$		per month			
1007.	months @ \$		per month			
1008.	months @ \$		per month			
1100. TITLE CHARGES						
1101. Settlement or Closing Fee	to					
1102. Abstract or Title Search	to					
1103. Title Examination	to					
1104. title search/title examination	to					
1105. doc prep/post dosing	to					
1106. counterwire/USPS	to					
1107. Attorney's Fees	to					
<i>(includes above item numbers.)</i>						
1108. Title Insurance	to	Chicago Title Insurance Company				877.50
<i>(includes above item numbers.)</i>						
1109. Lender's Coverage	\$					
1110. Owner's Coverage	\$	450,000.00		877.50	5763.171.10	
1111. CPL						
1112. title insurance binder						
1113.						
1200. GOVERNMENT RECORDING AND TRANSFER CHARGES						
1201. Recording Fees. Deed \$ 25.00, Mortgage \$ 25.00;			Releases \$			50.00
1202. City/County Tax/Stamps. Deed ; Mortgage						
1203. State Tax/Stamps: Deed ; Mortgage						450.00
1204. Easement recording to Dougherty County						25.00
1205. Intangible tax to Dougherty County						1,215.00
1300. ADDITIONAL SETTLEMENT CHARGES						
1301. Survey	to					
1302. Pest Inspection	to					
1303. 710 W Broad - 2021 Tax	to	Dougherty County Tax Commissioner				464.76
1304.						
1305. 714 W Broad - 2021 Tax	to	Dougherty County Tax Commissioner				6,614.07
1400. TOTAL SETTLEMENT CHARGES (Enter on Lines 103, Section J and 502, Section K)						2,617.50 28,078.83

By signing page 1 of this statement, the signatories acknowledge receipt of a completed copy of page 2 of this two page statement.



 Settlement Agent

AFTER RECORDING RETURN TO
M. JEREMY LYNCH PC
PO BOX 71266
ALBANY, GA 31708

6462534725
PARTICIPANT ID

WARRANTY DEED

D2021009265
BK:4913 PG:49-51
FILED IN OFFICE
CLERK OF COURT
12/01/2021 07:03 PM
EVONNE S. MULL, CLERK
SUPERIOR COURT

DOUGHERTY COUNTY, GA
Evonne S Mull

REAL ESTATE
TRANSFER TAX
PAID: \$0.00

GEORGIA, DOUGHERTY COUNTY

THIS INDENTURE, made this 9TH day of JULY, 2021 between [REDACTED]
[REDACTED] of the first part, herein called "Grantor", and
KING [REDACTED] RANDALL of the second part, herein called "Grantee";

WITNESSETH: That the Grantor for and in consideration of the sum of TEN
AND NO/100 DOLLARS (\$10.00) AND OTHER VALUABLE CONSIDERATIONS, 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 Grantee and the heirs, excutors, administrators, successors and
assigns of Grantee, the following described property:

SEE ATTACHED EXHIBIT 'A' FOR LEGAL DESCRIPTION

Subject to all visible easements and restrictions of record. 2021 taxes are pro-rated and paid at closing.

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 Grantee and the heirs, executors, administrators, successors and assigns of Grantee, in fee simple.

And Grantor and the heirs, executors, administrators, successors and assigns of Grantor, warrant the title to the said bargained premises against the claim of all and every other person or persons whatsoever, and shall and will warrant and forever defend the title to said bargained premises by virtue of these presents.

IN TESTIMONY WHEREOF, Grantor have caused this deed to be properly signed and sealed the day and year first above written.

Signed, sealed and delivered
in the presence of:

Cashya Regan
WITNESS

[Signature] L.S.
[Redacted]

Jill Barlow
NOTARY PUBLIC

[Signature] L.S.
[Redacted]

Jill Barlow
Notary Public
Lee County, Georgia
My Comm. Expires 01/22/2022

EXHIBIT 'A'

ALL OF LOTS 1, 2, 5 AND 6 IN BLOCK 2 AS SHOWN BY A PLAT OF A SUBDIVISION OF A PART OF THE HADDEN PROPERTY ORIGINAL TRACT NO. 5 HEATHCREST ESTATE, PART LAND LOT 362 IN THE FIRST LAND DISTRICT, DOUGHERTY COUNTY, GEORGIA, SAID PLAT BEING BY MARBURY ENGINEERING COMPANY, DATED JULY 31, 1951 RECORDED IN PLAT BOOK 1 PAGE 163 IN THE OFFICE OF THE CLERK OF SUPERIOR COURT OF DOUGHERTY COUNTY, GEORGIA.

ALSO, THAT CERTAIN 20 FOOT STRIP OF LAND LYING IMMEDIATELY TO THE WEST OF THE SAID LOT 6 DESCRIBED ABOVE, WHICH 20 FOOT STRIP OF LAND WAS FORMERLY AN ALLEY WHICH WAS CONVEYED BY THE CITY OF ALBANY, GEORGIA TO THE MILES COMPANY BY A QUIT CLAIM DEED RECORDED IN DEED BOOK 689 PAGE 363 IN THE OFFICE OF THE CLERK OF SUPERIOR COURT OF DOUGHERTY COUNTY, GEORGIA.

A. U.S. DEPARTMENT OF HOUSING & URBAN DEVELOPMENT
SETTLEMENT STATEMENT

B. TYPE OF LOAN:
 1. FHA 2. FmHA 3. CONV. UNINS. 4. VA 5. CONV. INS.
 6. FILE NUMBER: 21-477 RANDALL
 7. LOAN NUMBER:
 8. MORTGAGE INS CASE NUMBER:

C. NOTE: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "[POC]" were paid outside the closing; they are shown here for informational purposes and are not included in the totals.
 10/3/98 (21-477 RANDALL PFD/21-477 RANDALL/2)

D. NAME AND ADDRESS OF BORROWER:
 KING [REDACTED] RANDALL
 1005 CHERRY AVE.
 ALBANY, GA 31701

E. NAME AND ADDRESS OF SELLER:
 [REDACTED] and
 [REDACTED]

F. NAME AND ADDRESS OF LENDER:

 CASH

G. PROPERTY LOCATION:
 1005 CHERRY AVE.
 ALBANY, GA 31701
 DOUGHERTY County, Georgia

H. SETTLEMENT AGENT: 31-1840803
 [REDACTED]
 PLACE OF SETTLEMENT
 [REDACTED]
 ALBANY, GA 31707

I. SETTLEMENT DATE:
 July 9, 2021

J. SUMMARY OF BORROWER'S TRANSACTION	
100. GROSS AMOUNT DUE FROM BORROWER:	
101. Contract Sales Price	75,000.00
102. Personal Property	
103. Settlement Charges to Borrower (Line 1400)	901.00
104.	
105.	
<i>Adjustments For Items Paid By Seller in advance</i>	
106. City/Town Taxes to	
107. County Taxes to	
108. Assessments to	
109.	
110.	
111.	
112.	
120. GROSS AMOUNT DUE FROM BORROWER	75,901.00
200. AMOUNTS PAID BY OR IN BEHALF OF BORROWER:	
201. Deposit or earnest money	500.00
202. Principal Amount of New Loan(s)	
203. Existing loan(s) taken subject to	
204.	
205.	
206.	
207.	
208.	
209.	
<i>Adjustments For Items Unpaid By Seller</i>	
210. City/Town Taxes to	
211. County Taxes 01/01/21 to 07/10/21	490.42
212. Assessments to	
213.	
214.	
215.	
216.	
217.	
218.	
219.	
220. TOTAL PAID BY/FOR BORROWER	990.42
300. CASH AT SETTLEMENT FROM/TO BORROWER:	
301. Gross Amount Due From Borrower (Line 120)	75,901.00
302. Less Amount Paid By/For Borrower (Line 220)	(990.42)
303. CASH (X FROM) (TO) BORROWER	74,910.58

K. SUMMARY OF SELLER'S TRANSACTION	
400. GROSS AMOUNT DUE TO SELLER:	
401. Contract Sales Price	75,000.00
402. Personal Property	
403.	
404.	
405.	
<i>Adjustments For Items Paid By Seller in advance</i>	
406. City/Town Taxes to	
407. County Taxes to	
408. Assessments to	
409.	
410.	
411.	
412.	
420. GROSS AMOUNT DUE TO SELLER	75,000.00
500. REDUCTIONS IN AMOUNT DUE TO SELLER:	
501. Excess Deposit (See Instructions)	
502. Settlement Charges to Seller (Line 1400)	3,750.00
503. Existing loan(s) taken subject to	
504. Payoff First Mortgage	
505. Payoff Second Mortgage	
506.	
507. (Deposit disb. as proceeds)	
508.	
509.	
<i>Adjustments For Items Unpaid By Seller</i>	
510. City/Town Taxes to	
511. County Taxes 01/01/21 to 07/10/21	490.42
512. Assessments to	
513.	
514.	
515.	
516.	
517.	
518.	
519.	
520. TOTAL REDUCTION AMOUNT DUE SELLER	4,240.42
600. CASH AT SETTLEMENT TO/FROM SELLER:	
601. Gross Amount Due To Seller (Line 420)	75,000.00
602. Less Reductions Due Seller (Line 520)	(4,240.42)
603. CASH (X TO) (FROM) SELLER	70,759.58


The undersigned hereby acknowledge receipt of a completed copy of pages 1&2 of this statement & any attachments referred to herein.
 Borrower: KING LA'KEIT RANDALL
 Seller: [REDACTED]

L. SETTLEMENT CHARGES

700. TOTAL COMMISSION Based on Price		\$ 75,000.00 @ 5.0000 %	3,750.00	Paid From	Paid From
Division of Commission (line 700) as Follows:				BORROWER'S	SELLER'S
701	\$ 1,875.00 to COLDWELL BANKER WALDEN AND KIRKLAND			FUNDS AT	FUNDS AT
702	\$ 1,875.00 to COLDWELL BANKER WALDEN AND KIRKLAND			SETTLEMENT	SETTLEMENT
703. Commission Paid at Settlement					3,750.00
704	to				
800. ITEMS PAYABLE IN CONNECTION WITH LOAN					
801.	Loan Origination Fee	% to			
802.	Loan Discount	% to			
803.	Appraisal Fee	to			
804.	Credit Report	to			
805.	Lender's Inspection Fee	to			
806.	Mortgage Ins. App. Fee	to			
807.	Assumption Fee	to			
808.					
809.					
810.					
811.					
900. ITEMS REQUIRED BY LENDER TO BE PAID IN ADVANCE					
901.	Interest From	to @ \$ /day (days %)			
902.	MIP TotIns. for LifeOfLoan	for months to			
903.	Hazard Insurance Premium for	1.0 years to			
904.					
905.					
1000. RESERVES DEPOSITED WITH LENDER					
1001.	Hazard Insurance	months @ \$ per month			
1002.	Mortgage Insurance	months @ \$ per month			
1003.	City/Town Taxes	months @ \$ per month			
1004.	County Taxes	months @ \$ per month			
1005.	Assessments	months @ \$ per month			
1006.		months @ \$ per month			
1007.		months @ \$ per month			
1008.		months @ \$ per month			
1100. TITLE CHARGES					
1101.	Settlement or Closing Fee	to [REDACTED]		550.00	
1102.	Abstract or Title Search	to [REDACTED]		251.00	
1103.	Title Examination	to			
1104.	Title Insurance Binder	to			
1105.	Document Preparation	to			
1106.	Notary Fees	to			
1107.	Attorney's Fees	to			
<i>(includes above item numbers:)</i>					
1108.	Title Insurance	to CHICAGO TITLE INSURANCE COMPANY			
<i>(includes above item numbers:)</i>					
1109.	Lender's Coverage	\$			
1110.	Owner's Coverage	\$			
1111.					
1112.					
1113.					
1200. GOVERNMENT RECORDING AND TRANSFER CHARGES					
1201.	Recording Fees: Deed \$ 25.00; Mortgage \$; Releases \$			25.00	
1202.	City/County Tax/Stamps: Deed ; Mortgage				
1203.	State Tax/Stamps: Mortgage ; Mortgage				
1204.	TRANSFER TAX to DOUGHERTY SUPERIOR COURT CLERK			75.00	
1205.	GA INTANGIBLE TAX				
1300. ADDITIONAL SETTLEMENT CHARGES					
1301.	Survey	to			
1302.	Pest Inspection	to			
1303.					
1304.					
1305.					
1400. TOTAL SETTLEMENT CHARGES (Enter on Lines 103, Section J and 502, Section K)				901.00	3,750.00

By signing page 1 of this statement, the signatories acknowledge receipt of a completed copy of page 2 of this two page statement.

Certified to be a true copy.



 Settlement Agent

Borrower(s): KING [REDACTED] RANDALL
1005 CHERRY AVE.
ALBANY, GA 31701

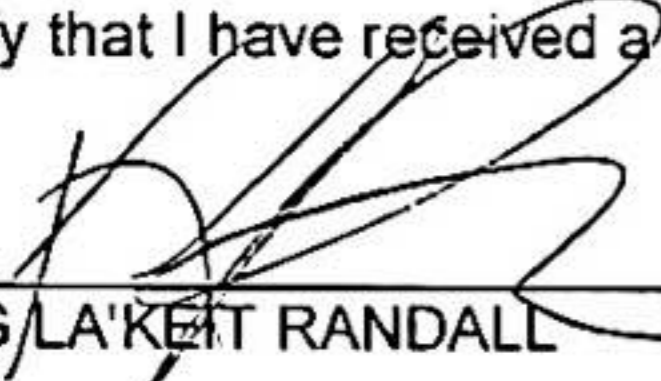
Seller(s): [REDACTED]
[REDACTED]

Settlement Agent: [REDACTED]
[REDACTED]


Place of Settlement: [REDACTED]
ALBANY, GA 31707


Settlement Date: July 9, 2021
Property Location: 1005 CHERRY AVE.
ALBANY, GA 31701
DOUGHERTY County, Georgia

I have carefully reviewed the HUD-1 Settlement Statement and to the best of my knowledge and belief, it is a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction. I further certify that I have received a copy of the HUD-1 Settlement Statement.



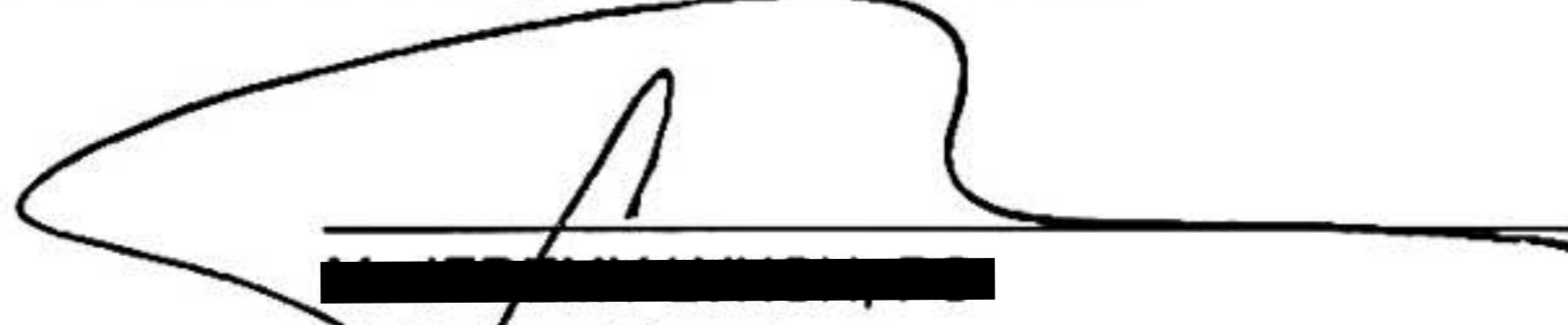
KING/LA'KEITH RANDALL





[REDACTED]

To the best of my knowledge, the HUD-1 Settlement Statement which I have prepared is a true and accurate account of the funds which were received and have been or will be disbursed by the undersigned as part of the settlement of this transaction.



Settlement Agent

WARNING: It is a crime to knowingly make false statements to the United States on this or any similar form. Penalties upon conviction can include a fine and imprisonment. For details see: Title 18 U.S. Code Section 1001 and Section 1010.