

Please record and return to:
Roy E. Manoll, III
Fortson, Bentley and Griffin, P.A.
2500 Daniell's Bridge Road
Building 200, Suite 3A
Athens, Georgia 30606

BK: 1006 PG: 404-406

Filed and Recorded

07-08-2025 11:09 AM

DOC# D2025-002734

Frances B. Yeargan

FRANCES B. YEARGAN

CLERK OF SUPERIOR

WAYNE COUNTY

Real Estate Transfer Tax

Paid : \$ 0.00

PT-61 151-2025-000863

GEORGIA

WAYNE COUNTY

DEED UNDER POWER OF SALE

THIS INDENTURE, made and executed this 1st day of July, 2025.

WITNESSETH:

That Whereas, on the first Tuesday in July, 2025, same being July 1, 2025, during the legal hours of sale, **AGSOUTH FARM CREDIT, ACA**, as attorney in fact for **JARQUEZ PAYNE** did expose for sale at public outcry to the highest bidder for cash before the Courthouse door in Wayne County, Georgia, the real property hereinafter described, at which sale **AGSOUTH FARM CREDIT, ACA** was the highest bidder and for the sum of \$43,407.00 cash, said property was then and there knocked off to **AGSOUTH FARM CREDIT, ACA** at said sum. The said sale was made by **AGSOUTH FARM CREDIT, ACA** as Attorney in Fact for **JARQUEZ PAYNE** pursuant to O.C.G.A §44-14-162, and under and by virtue of the power and authority granted to it in that certain Security Deed executed by **JARQUEZ PAYNE** to **AGSOUTH FARM CREDIT, ACA** dated October 28, 2021, recorded in Deed Book 863, Pages 61-68, in the Office of the Clerk of Superior Court of Wayne County, Georgia; sale was made after advertising the time, place and terms in the Press-Sentinel, having general circulation in Wayne County, Georgia, and published in said County, and being the publication in which the Sheriff's advertisements for said County are published, once a week for four weeks prior to date,

to wit: June 5, 2025, June 12, 2025, June 19, 2025 and June 26, 2025; and said advertisement in all respects complied with the requirements of the power of sale contained in said Security Deed.

The undersigned hereby certifies that valid and proper notice in compliance with Official Code of Georgia Annotated, Section 44-14-162.1 et. seq. was given by sending to the debtor, as defined, the notice required under the statutes within the time stipulated in said statutes and by attaching to the notice a copy of the Notice of Sale Under Power submitted to the publisher. The notice did, in all respects, comply with the provisions of said statutes. This recital is made pursuant to the requirements of Official Code of Georgia Annotated, Section 44-14-162.4.

Said sale was made for the purpose of paying the indebtedness due to the said **AGSOUTH FARM CREDIT, ACA** secured by said Security Deed, and the expense of the sale, all of which was mature and payable because of a default in payment of principal and interest on the indebtedness secured by said Security Deed, default in payment of any one of which matured the entire indebtedness.

NOW, THEREFORE, the said **AGSOUTH FARM CREDIT, ACA** as Attorney in Fact for **JARQUEZ PAYNE** acting under and by virtue of the power of sale contained in said Security Deed, and for and in consideration of the sum of \$43,407.00 paid for said lands by virtue of the public sale aforesaid and in consideration of the facts hereinbefore recited, has bargained, sold and conveyed and does hereby bargain, sell and convey unto the said **AGSOUTH FARM CREDIT, ACA**, its successors and assigns, the following described real property:

All that certain tract or parcel of land situate, lying and being in Land Lot 124, Third Land District of Wayne County, Georgia, containing 13.86 acres, more or less, and being more particularly described as "Tract No. 13", in Hide-A-Way Acres, being more fully shown on a plat prepared by Harry Strickland, Brantley County Surveyor, and approved by D. Lavone Herrin, G.R.L.S. No 2171, dated August 20, 1984, and recorded in Plat Book 15, Page 99, in the Office of the Clerk of Superior Court, Wayne County, Georgia.

For a further description of said property, reference is hereby made to the aforesaid plat and the record thereof.

This being the same property conveyed from Travis Wade Griffis to Jarquez Payne, by Warranty Deed dated January 6, 2017 and recorded in the Office of the Clerk of Superior Court, Wayne County, Georgia, in Deed Book 702, Page 406 and also conveyed from Gigi C. Griffis A/K/A Gigi Arlene Griffis, as Executrix of the Last Will and Testament of Claude Harry Griffis, deceased, to Jarquez Payne, by Executor's Deed dated January 6, 2017 and recorded in the Office of the Clerk of Superior Court, Wayne County, Georgia, in Deed Book 702 Page 408.

THIS CONVEYANCE is made subject to all zoning ordinances, easements and restrictions of record affecting said bargained premises.

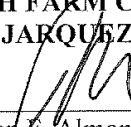
PARCEL ID NO: 93-27

TO HAVE AND TO HOLD the said property unto the said **AGSOUTH FARM CREDIT, ACA**, its successors and assigns, in fee simple.

It is the purpose and intent of this indenture to convey all of the right, title, equity and interest of the said **JARQUEZ PAYNE**, his heirs, successors and assigns, and all persons whomsoever claiming under her, in and to said lands.

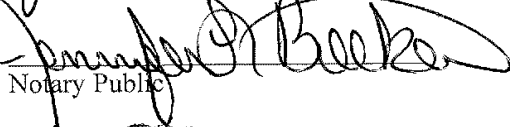
IN WITNESS WHEREOF, the said **AGSOUTH FARM CREDIT, ACA**, as Attorney in Fact for **JARQUEZ PAYNE** has hereunto caused this instrument to be executed and sealed in their name and on their behalf, the day and year first above written.

AGSOUTH FARM CREDIT, ACA, as Attorney
in Fact for **JARQUEZ PAYNE**

By: 
Jonathan F. Almond
Senior Vice President

Signed, sealed and delivered
in the presence of:


Unofficial Witness


Notary Public

