

<p><b>Prepared By:</b></p> <p>Name: _____</p> <p>Address: _____</p> <p>_____</p>	<p style="text-align: center;"><i>Space above this line for recorder's use only</i></p> <p><b>Mail Document, and Property Tax and Assessment Notices To:</b></p> <p>Name: _____</p> <p>Address: _____</p> <p>_____</p>
--	--

## LOUISIANA SPECIAL WARRANTY DEED "ACT OF SALE"

STATE OF LOUISIANA  
\_\_\_\_\_ PARISH

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of \_\_\_\_\_ (\$ \_\_\_\_\_) in hand paid to \_\_\_\_\_, a \_\_\_\_\_ (married to \_\_\_\_\_), whose social security or tax identification number ends with the last four digits of \_\_\_\_\_, residing at \_\_\_\_\_ and with a mailing address of \_\_\_\_\_ (hereinafter known as the "Vendor(s)") hereby grants, warrants, and conveys to \_\_\_\_\_, a \_\_\_\_\_ (married to \_\_\_\_\_), whose social security or tax identification number ends with the last four digits of \_\_\_\_\_, residing at \_\_\_\_\_ and with a mailing address of \_\_\_\_\_ (hereinafter known as the "Vendee(s)") the following described real estate, situated in \_\_\_\_\_ Parish, Louisiana, to-wit:

[WRITE LEGAL DESCRIPTION HERE OR ATTACH EXHIBIT A]

TOGETHER WITH all the improvements thereon and the appurtenances thereunto belonging (the "Property").

AND warrant the title to the same, against any challenge claiming by, through or under, the Vendor, but not otherwise.

TO HAVE AND TO HOLD, the Property aforesaid with all and singular, the rights, privileges, appurtenances, and immunities thereto belonging or in any wise appertaining unto the said Vendee(s) and unto Vendee(s)'s heirs, successors, and assigns forever, the said Vendor(s) hereby covenanting that the premises are free and clear from any encumbrance done or suffered by Vendor(s).

IN WITNESS WHEREOF, the Vendor(s) has executed and delivered this Special Warranty Deed under seal as of the day and year first above written.

\_\_\_\_\_  
**Vendor's Signature**

\_\_\_\_\_  
Vendor's Name

\_\_\_\_\_  
Street Address

\_\_\_\_\_  
City, State & ZIP

\_\_\_\_\_  
**Vendor's Signature**

\_\_\_\_\_  
Vendor's Name

\_\_\_\_\_  
Street Address

\_\_\_\_\_  
City, State & ZIP

In Witness Whereof,

\_\_\_\_\_  
**Witness's Signature**

\_\_\_\_\_  
Witness's Name

\_\_\_\_\_  
Street Address

\_\_\_\_\_  
City, State & ZIP

\_\_\_\_\_  
**Witness's Signature**

\_\_\_\_\_  
Witness's Name

\_\_\_\_\_  
Street Address

\_\_\_\_\_  
City, State & ZIP

STATE OF \_\_\_\_\_  
PARISH OF \_\_\_\_\_

I, the undersigned, a Notary Public in and for said Parish, in said State, hereby certify that \_\_\_\_\_ whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand this \_\_\_\_\_ (mm/dd/yyyy).

\_\_\_\_\_  
**Notary Public Signature**

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