

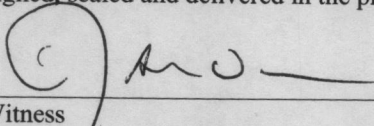
TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoove of the said Grantees, as joint tenants and not as tenants in common, for and 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.

THIS CONVEYANCE is made pursuant to Official Code of Georgia Section 44-6-190, and it is the intention of the parties hereto to hereby create in Grantees a joint tenancy estate with right of survivorship and not as tenants in common.

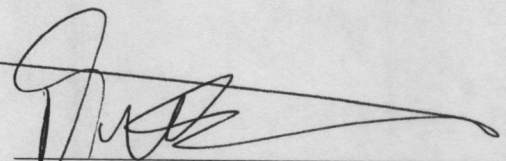
AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons by, through and under the above named grantor.

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

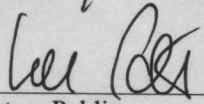
Signed, sealed and delivered in the presence of:



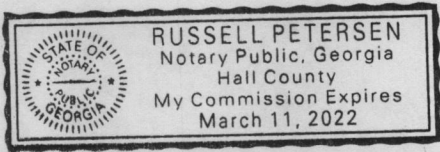
Witness



DARRELL DEAN COLLINS (Seal)



Notary Public



File #: 201427B
Russell C Petersen, LLC
P.O. Box 6499
Gainesville, GA 30504

**JOINT TENANCY WITH SURVIVORSHIP
LIMITED WARRANTY DEED**

**STATE OF GEORGIA,
COUNTY OF HALL**

This Indenture made this **25th** day of **September, 2020** between **DARRELL DEAN COLLINS**, of the County of Forsyth, State of Georgia, as party or parties of the first part, hereinafter called Grantor, and **ARMANDO BALLESTEROS, LETICIA CAMACHO and FRANCISCO J. BALLESTEROS**, as **joint tenants with survivorship and not as tenants in common** as parties of the second part, hereinafter called Grantees (the words "Grantor" and "Grantees" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of **TEN AND 00/100'S (\$10.00) Dollars** and other good and valuable considerations 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, as joint tenants and not as tenants in common, 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 described property:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN TADMORE DISTRICT (GMD 268) OF HALL COUNTY, GEORGIA, CONTAINING 20.04 ACRES, MORE OR LESS, AS SHOWN AND DELINEATED ON THE PLAT OF SURVEY ENTITLED "PROPERTY OF W.M. RANDALL GRIFFIN", PREPARED BY HENRY GRADY JARRARD, DATED JUNE 4, 1982, RECORDED IN PLAT BOOK 86, PAGE 210, HALL COUNTY, GEORGIA PLAT RECORDS. SAID PLAT IS INCORPORATED HEREIN BY REFERNCE FOR A MORE COMPLETE DESCRIPTION OF SAID PROPERTY.

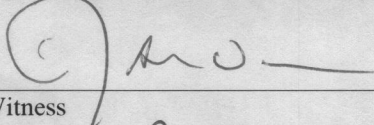
TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoove of the said Grantees, as joint tenants and not as tenants in common, for and 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.

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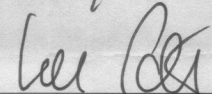
Signed, sealed and delivered in the presence of:



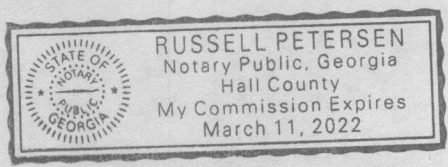
Witness



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Notary Public



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Russell C Petersen, LLC
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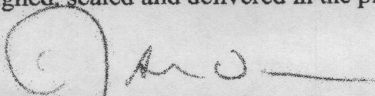
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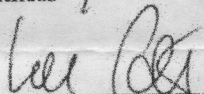
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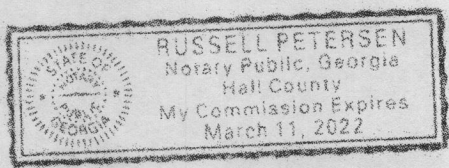
Witness



DARRELL DEAN COLLINS (Seal)



Notary Public



File #: 201427B
Russell C Petersen, LLC
P.O. Box 6499
Gainesville, GA 30504

eFiled and eRecorded
DATE: 09/29/2020
TIME: 9:32 AM
DEED BOOK: 8599
PAGE: 353 - 354
FILING FEES: \$25.00
TRANSFER TAX: \$180.00
PARTICIPANT ID: 0419150030
PT61: 069-2020-007438
RECORDED BY: CH
CLERK: Charles Baker, C.S.C
Hall County, GA

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LIMITED WARRANTY DEED**

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The Law Office of Russell C. Petersen, LLC

**303 Jesse Jewell Pkwy, SE, Ste 100
Gainesville, GA 30501**

**Mailing: P.O. Box 6499
Gainesville, GA 30504**

Phone (678) 862-0810

Fax (678) 862-0821

September 29, 2020

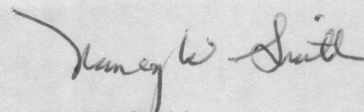
Armando Ballesteros
Leticia Camacho
Francisco J. Ballesteros
4943 Weaver Road
Gainesville, GA 30507

Re: Purchase of property from Darrell Dean Collins

Enclosed please find your original Limited Warranty Deed which has been recorded on the above referenced closing. This deed should be placed with your other important documents.

If you have any questions, please do not hesitate to contact me.

Sincerely,



Nancy W. Smith
Paralegal

/nws
Enclosure