

After recording, please return to:

Larry C. Oldham, P.C.  
416 Pirkle Ferry Road  
Suite K-500  
Cumming, Georgia 30040

eFiled and eRecorded  
DATE: 03/15/2021  
TIME: 2:20 PM  
DEED BOOK: 8758  
PAGE: 165 - 168  
FILING FEES: \$25.00  
TRANSFER TAX: \$0.00  
PARTICIPANT ID: 1184562897  
PT61: 069-2021-002377  
RECORDED BY: CH  
CLERK: Charles Baker, C.S.C  
Hall County, GA

### LIMITED WARRANTY DEED

THIS LIMITED WARRANTY DEED ("Deed") is made and given as of January 15, 2021 from **Kevin B. Garland**, an individual resident of the State of Georgia, as party of the first part ("Grantor"), to **Kevin B. Garland and Kecia S. Garland**, individual residents of the State of Georgia, as joint tenants with right of survivorship, as parties of the second part ("Grantees") (the words "Grantor" and "Grantees" to include their respective heirs, successors and assigns where the context requires or permits).

#### WITNESSETH

For and in consideration of the sum of Ten Dollars (\$10.00) in hand paid at and before the sealing and delivery of these presents and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor has granted, bargained, sold, aliened, transferred, conveyed and confirmed, and by these presents does hereby grant, bargain, sell, alien, transfer, convey and confirm unto Grantees the following described real property (the "Property"):

All that tract or parcel of land lying and being in Land Lots 131 and 132 of the 11th District of Hall County, Georgia, containing 55.07 acres, more or less, and being more particularly described in Exhibit A attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the Property, 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 Grantees forever in FEE SIMPLE.

TOGETHER WITH AND SUBJECT TO all easements, covenants, restrictions and other matters which appear of record as of the date of this Deed.

AND Grantor will warrant and forever defend the right and title to the Property unto Grantees against the claims of all persons claiming under Grantor.

IN WITNESS WHEREOF, Grantor has signed, sealed and delivered this Deed as of the day and year first above written.

Signed, sealed and delivered  
in the presence of:

*Samy C. Oldham*  
Unofficial Witness

GRANTOR:

*Kevin B. Garland* (SEAL)  
Kevin B. Garland

*Sam M. Oldham*  
Notary Public

[Notary Seal]

My commission expires:

