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 RECORDED BY: JP
 CLERK: Charles Baker, C.S.C
 Hall County, GA

After Recording Return To:
 Coleman, Chambers & Rogers, LLP
 1370 Thompson Bridge Road, Suite 300
 Gainesville, GA 30501

Order No.: ~~not~~ Deed Prep Only * No Title Work Performed

QUIT CLAIM DEED

STATE OF GEORGIA

COUNTY OF HALL

THIS INDENTURE, made the 20th day of January, 2023, between **Grace Shadburn**, of the County of Hall, State of Georgia, as party or parties of the first part, hereinafter called Grantor, and **Darryl Wayne Shadburn and Lisa Darlene Shadburn** of the County of Hall, and the State of Georgia, as party or parties of the second part, hereinafter called Grantee, as joint tenants with survivorship and not as tenants in common.

The words "Grantor" and "Grantee" whenever used herein shall include all individuals, corporations and any other persons or entities, and all the respective heirs, executors, administrators, legal representatives, successors and assigns of the parties hereto, and all those holding under either of them, and the pronouns used herein shall include, when appropriate, either gender and both singular and plural, and the grammatical construction of sentences shall conform thereto. If more than one party shall execute this deed each Grantor shall always be jointly and severally liable for the performance of every promise and agreement made herein.

WITNESSETH that: Grantor, for and in consideration of the sum of Ten And No/100 Dollars (\$10.00) and other valuable consideration, cash in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, by these presents does hereby remise, convey and forever QUIT CLAIM unto said Grantee,

All that tract or parcel lying and being in Tadmore District GMD, Hall County, Georgia, being 13.52 acres, more or less, and being referenced as Tract #Two according to a Survey prepared for Darryl Wayne Shadburn and Lisa Darlene Shadburn by Savage and Associates, by Joseph N. Savage, RLS # 2305 dated October 10, 2022 and being recorded in Plat Book 882, Page 361, Hall County, Georgia Deed Records. Said plat being incorporated herein and made a part hereof by reference.

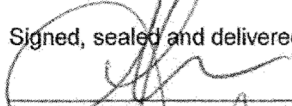
SUBJECT to restrictive covenants and general utility easements of record.

TO HAVE AND TO HOLD the said described premises to Grantee, so that neither Grantor nor any person or persons claiming under Grantor shall at any time, by any means or ways, have, claim or demand any right to title to said premises or appurtenances, or any rights thereof.


THIS CONVEYANCE is made pursuant to Official Code of Georgia Annotated § 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.

IN WITNESS WHEREOF, Grantor has executed this instrument by and through its duly authorized with the Corporate Seal affixed thereto on the day and year first above written.

Signed, sealed and delivered in the presence of:



Unofficial Witness



Grace Shadburn

Notary Public

My Commission Expires: _____

