

Filed. Hall County Probate Court 1/24/2024 3:34pm

IN THE PROBATE COURT OF HALL COUNTY
STATE OF GEORGIA

IN RE: ESTATE OF

JOAN HICKS
DECEASED

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ESTATE NO. E-23-672

LETTERS TESTAMENTARY
[Relieved of filing returns]

At a regular term of probate court, the last will and testament dated July 2, 2021 of the above-named decedent, who was domiciled in this county at the time of her death or was domiciled in another state but owned property in this county at the time of his death, was legally proven in solemn form to be the decedent's will and was admitted to record by order, and it was further ordered that Judy Lynn Stepp named as executor in said will, be allowed to qualify, and that upon so doing, letters testamentary be issued to such executor.

THEREFORE, the executor, having taken the oath of office and complied with all necessary prerequisites of the law, is legally authorized to discharge all the duties and exercise all powers of executor under the will of said decedent, according to the decedent's will and the law.

Given under my hand and official seal, the 24th day of January, 2024.



Judge of the Probate Court

STATE OF GEORGIA
COUNTY OF HALL
I, Judge of the Probate Court in and for said County do hereby certify that the within is a true and correct copy of the original as it appears on file in this office. Witness the official seal and signature of Probate Court this 25 day of January, 24.
Cahmen Williams
Judge, Hall County Probate Court

To check validity of this electronic order, visit www.GeorgiaProbateRecords.com to search the court's estate docket by County and name of decedent.

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WARRANTY DEED- Survivorship

WHELCHER, DUNLAP & GIGNILLIAT
Attorneys at Law
Catoosa, Georgia

GEORGIA, HALL COUNTY,

THIS INDENTURE, Made the 10th day of April in the year of our Lord
One Thousand Nine Hundred and Eighty...SEVEN...between ALVIN P. HICKS

Grantor, and ALVIN P. HICKS and JOAN W. HICKS

LOVE & AFFECTION

WITNESSETH: that the said Grantor, for and in consideration of the sum of ~~TEN THOUSAND DOLLARS AND OTHER VALUABLE CONSIDERATIONS~~ in hand paid at and before the sealing and delivery of these presents, the receipt and sufficiency whereof is hereby acknowledged, has granted, bargained sold and conveyed, and by these presents does grant, bargain, sell and convey unto the said Grantees as joint tenants with right of survivorship as defined and created by Ga. Laws 1976, p. 1438 and 1439 (Ga. Code Anno. 85-1002), the heirs, executors and assigns of the survivor, the following described real property, to-wit:

All that tract or parcel of land lying and being in Land Lot No. 84 and Land Lot No. 91 of the 9th Land District of Hall County, Georgia containing 94.69 acres, more or less, (including 10 acres within the bounds of the old abandoned Southern Railroad right of way) which property is more fully shown on survey of Alvin Hicks prepared by G. Dwight Pless, Registered Surveyor dated October 23, 1973, recorded in Plat Book 55, Pages 68-69 of the Hall County Records which survey is incorporated herein by reference as a part of this description.

LESS AND EXCEPT that small triangular shaped tract of land conveyed by Alvin P. Hicks to The Department of Transportation of the State of Georgia by Right of Way Deed dated September 28, 1976, recorded in Deed Book 611, Page 361 of the Hall County Records, which small triangular tract is shown on survey recorded in Plat Book 64, Page 72 of the Hall County Records.

FURTHER LESS AND EXCEPT one acre, more or less, as more fully shown on survey for Phillip and Jackie Shadle prepared by Henry Grady Jarrard, Registered Surveyor dated March 12, 1987, recorded in Plat Book _____, Page _____ of the Hall County Records and as more fully described in Warranty Deed from Alvin P. Hicks to Philip D. Shadle and Jacquelin K. Hicks recorded on the Hall County Deed Records.

HALL COUNTY, Georgia
Real Estate Transfer Tax

Paid \$ -0-
Date April 16 1987
DWIGHT S. WOOD
Clerk of Superior Court
M. Brookshire

APR 17 1987
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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 behoof of the Grantees, as joint tenants with right of survivorship as defined above, the heirs, executors and assigns of the survivorship, forever, in Fee Simple.

AND, SUBJECT TO the title matters expressly set forth hereinabove, if any, Grantor will warrant and forever defend the right and title to the above described tract or parcel of land unto the Grantees against the claims of all persons whomsoever.

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

Signed, sealed and delivered in the presence of

Kate L...
Phyllis B. ...
Notary Public
My Commission Expires March 18, 1989

Alvin P. Hicks (SEAL)
ALVIN P. HICKS

..... (SEAL)

..... (SEAL)

..... (SEAL)

Clerk's Office Superior Court.
Filed for record at o'clock M.
Recorded in Deed Book Page
..... 198
..... 198
..... Clerk

Date of notarization:
Commission expires:
(Notarial Seal Affixed)

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HALL COUNTY, Georgia
Real Estate Transfer Tax

ASSENT OF EXECUTRIX TO DEVISE

Filed # -0-
Date April 16, 1987
DWIGHT S. WOOD
Clerk of Superior Court
By Bobby Lewis

STATE OF GEORGIA
COUNTY OF HALL

The undersigned, Betty Black Phillips, the duly qualified Executrix of the Last Will of James Earl Phillips, deceased, late of said county, does hereby assent to the devise to Betty Black Phillips contained in Item III of the Will of the said James Earl Phillips, deceased, the same being recorded in Will Book "E", Page 101, in the Office of the Judge of the Probate Court of said state and county, which Will is attached hereto as Exhibit "A".

This assent is made under the provisions of Official Code of Georgia Annotated 53-2-90 et seq. to pass the title to the real property denoted in Exhibit "B" to Betty Black Phillips, the devisee named in said Will. All debts of said estate have been paid.

Given under my hand and seal this 13th day of November, 1986.

Betty Black Phillips 11/13/86
Betty Black Phillips, Executrix of the Last Will
of James Earl Phillips, deceased,

Bobby Lewis - witness
Signed, sealed, and delivered in
the presence of;

W. J. Fallon
Notary Public for Georgia Notary Public, Hall County, Georgia
My Commission Expires March 30, 1990
My Commission expires: _____



Georgia, Hall County, Clerk Superior Court
Filed in office, this 16 day of April
1987 at 3:20 P.M. Recorded in Book 1027
Page 9 this 17 day of April, 1987
Dwight S. Wood
DWIGHT S. WOOD, Clerk
Pd & File Brenda Perry

EXHIBIT B

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All of that lot, tract or parcel of land lying and being in the City of Gainesville, Hall County, Georgia and being Lot number 13 in Block F of the revised subdivision of the Lake Shore Heights Country Homes Estates as shown by plat made by George D. Newton, Georgia registered Surveyor Number 751 which plat is recorded in Plat Book 19, Page 128-129 in the office of the Clerk of the Superior Court of Hall County Georgia, said lot number 13 is described as follows. Beginning at an iron pin at the intersection of Lots 12 and 13 of Block F on the west side of Lake Mount Drive according to said survey and running thence along the line between Lots 12, and 13 North 82 degrees 40 minutes west 440 feet to an iron pin at the property of the United States; thence North 30 degrees east 116 feet to Lot number 14; thence south 83 degrees 10 minutes east 368 feet to an iron pin on the west side of Lake Mount Drive, thence south 5 degrees 00 minutes east 114 feet to the beginning iron pin corner.

Also known as 1043 Lakemont Drive, Gainesville, Georgia.