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Taylor Sellers Law

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Taylor Sellers Law
3355 Lenox Road, Suite 1000
Atlanta, GA 30326

File Number: 24-525
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RECORDED BY: TH
CLERK: Charles Baker, C.S.C
Hall County, GA

Limited Warranty Deed

State of Georgia
County of Hall

This Indenture made the 13th day of November, 2024, between **Rita Shockley, as Executor of Estate of Ruby W. Greenway**, party of the first part, henceforth referred to as "Grantor", and **Timothy Karas**, party of the second part, henceforth referred to as "Grantee."

WITNESSETH That: the said party of the first part, for and in consideration of the sum of **TEN AND 00/100 DOLLARS (\$10.00)** and other goods and valuable considerations in hand paid, at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the said party of the second part, his heirs and assigns,

All that tract or parcel of land lying and being in GMD 411, Hall County, Georgia and being all of Lot No. 1 of the H.D. Greenway Subdivision according to a plat prepared by Patton-Pless-Jarrard, dated October 2, 1964 and recorded at Plat Book 32, Page 246, Hall County, Georgia Records. Said plat is incorporated herein for a more complete description of the subject property.

Subject to all easements, restrictions and covenants of record.

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 said party of the second part, his heirs and assigns, forever, in FEE SIMPLE.

AND THE SAID party of the first part, for his heirs, executors and administrators, will warrant and forever defend the right and title to the above described property, unto the said party of the second part, his heirs and assigns, against claims of all persons owning, holding or claiming by, through or under the said party of the first part.

LIMITED WARRANTY DEED

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