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WALKER, BALL & DIMO, LLC
 340 JESSE JEWELL PKWY, STE 650
 GAINESVILLE, GA 30501

LIMITED WARRANTY DEED

Survivorship - Deed Prep Only

THIS INDENTURE is made this 29th day of **March, 2024**, between

BRENTON L. PIERCE
 (hereinafter referred to as "Grantor")

and

BRENTON L. PIERCE and AMY J. PIERCE
 (hereinafter referred to as "Grantee")

("Grantors" and "Grantee" to include their respective heirs, successors, executors, administrators, legal representatives and assigns where the context requires or permits.)

WITNESSETH

GRANTORS, in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other valuable considerations, the receipt and sufficiency whereof are hereby acknowledged, have granted, bargained, sold, aliened, conveyed and confirmed, and does hereby grant, bargain, sell, alien, convey and confirm unto Grantee the following described property, to wit:

All that lot or parcel of land lying and being in Land Lot 58 and 59, 10th Land District, Hall County, Georgia, as shown on a plat of survey entitled "Plat for Howard Donovan," prepared by Henry G. Jarrard, Georgia Registered Land Surveyor, dated November 15, 1986, containing 27.96 acres according to said plat. Said plat is recorded in Plat Book 116, Page 231, Hall County, Georgia Plat Records and is incorporated herein by reference for a more complete description of said property. This property is designated as 3266 Chestatee Road and Tax Parcel 10059 000012 according to the 2023 system of numbering properties by the Hall County, Georgia Tax Assessor's office. Said property is conveyed together with and subject to all easements, covenants, and restrictions of record, if any.

TO HAVE AND TO HOLD the 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 Grantee forever in FEE SIMPLE as joint tenants with rights of survivorship and not as tenants in common.

AND GRANTORS WILL WARRANT and forever defend the right and title to the Land unto Grantee against the claims of all persons whomsoever claiming by, under, or through said Grantor.

EXECUTED under seal as of the date above.

Signed, sealed, and delivered
in the presence of



Unofficial Witness



Notary Public

GRANTOR:



BRENTON L. PIERCE (SEAL)

