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O'Kelley & Sorohan, Attorneys at Law, LLC
1305 Mail of Georgia Blvd, Suite 180
Buford, GA 30519
File No.: 04-276525-REG

effiled and eRecorded
DATE: 09/10/2025
TIME: 10:52 AM
DEED BOOK: 9718
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FILING FEES: \$25.00
TRANSFER TAX: \$1,070.00
PT61: 069-2025-006160
RECORDED BY: JP
CLERK: Mark Pettitt
Hall County, GA

COUNTY OF GWINNETT

GÜNTHER WERNER IN GEBR

Jackson Sims
(hereinafter referred to as "Grantor") and

All that tract or parcel of land lying and being in Land Lot 36 of the 8th Land District of Hall County, Georgia, being known and described as Lot 3, Mundy's Point Subdivision, as per plat recorded in Plat Book 103, Page 147 of the Hall County, Georgia plat Records. Said property being known as 4415 Shellee Lane according to the current system of numbering property in Hall County, Georgia.

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TOGETHER WITH all and singular the rights, members and appurtenances thereto (hereinafter collectively referred to as the "Premises"), the same being, belonging, or in anywise appertaining to the only proper use, benefit and behoof of Grantee.

TO HAVE AND TO HOLD the Premises, subject to the Exceptions, to the only proper use, benefit and behoof of Grantee, forever, in FEE SIMPLE, and Grantor will, subject to the Exceptions, warrant and forever defend the right and title to the Premises unto Grantee against the claims of all persons claiming by, through or under Grantor, but not otherwise.

Signed, sealed and delivered
in the presence of:

Official Witness

Notary Public

Limited Warranty Deed

04-276525-REG

Return to:

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Jackson Sims
(hereinafter referred to as "Grantor") and

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WHEREAS referred to as "Grantor" and "Grantee" to include the heirs, executors, legal representatives, successors and assigns of said parties where the context requires or permits; WITNESSETH:

THAT Grantor, for and in consideration of the sum of **TEN DOLLARS (\$10.00)** AND OTHER GOOD AND VALUABLE CONSIDERATIONS, in hand paid, at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged by Grantor, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto Grantee,

All that tract of land lying and being in Land Lot 30 in the out Land District of Hall County, Georgia, being known and described as Lot 3, Mundy's Point Subdivision, as per plat recorded in Plat Book 103, Page 147 of the Hall County, Georgia plat Records. Said property being known as 4415 Shellie Lane according to the current system of numbering property in Hall County, Georgia.

TOGETHER WITH all and singular the rights, members and appurtenances thereto (hereinafter collectively referred to as the "Premises"), the same being, belonging, or in anywise appertaining to the only proper use, benefit and behoof of Grantee.

TO HAVE AND TO HOLD the Premises, subject to the Exceptions, to the only proper use, benefit and behoof of Grantee, forever; in FEE SIMPLE, and Grantor will, subject to the Exceptions, warrant and forever defend the right and title to the Premises unto Grantee against the claims of all persons claiming by, through or under Grantor, but not otherwise.

Signed, sealed and delivered
in the presence of:

John Sims, Jr.
as Attorney in Fact
Jackson Sims, by James Adams Gordon
Unofficial Witness

Notary Public
Commission expires

