

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

eFiled and eRecorded
DATE: 09/10/2025
TIME: 10:52 AM
DEED BOOK: 9718
PAGE: 766 - 766
FILING FEES: \$25.00
TRANSFER TAX: \$1,070.00
PT61: 069-2025-006160
RECORDED BY: JP
CLERK: Mark Pettitt
Hall County, GA

STATE OF GEORGIA
COUNTY OF GWINNETT

LIMITED WARRANTY DEED

THIS INDENTURE, made on 5th day of September, 2025, between

Jackson Sims

(hereinafter referred to as "Grantor") and

Russell McMurry

(hereinafter referred to as "Grantee"), the words "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 or parcel of land lying and being in Land Lot 56 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 Shellie Lane according to the current system of numbering property in Hall County, Georgia.

Subject to all easements, rights of way, and restrictive covenants of record.

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.

Subject to all easements, rights of way, and restrictive covenants of record (hereinafter referred to as the "Exceptions").

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 person claiming by, through or under Grantor, but not otherwise.

IN WITNESS WHEREOF, Grantor has executed this instrument under seal, as of the date first above written.

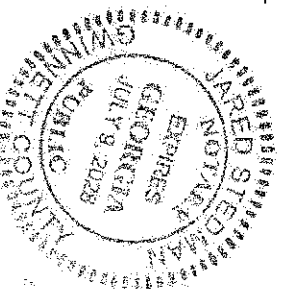
Signed, sealed and delivered
in the presence of:

[Signature]
Unofficial Witness

Jackson Sims by J. Adams
as Attorney-in-Fact
Jackson Sims by James Adams Gordon, Jr.
as Attorney-in-Fact

Notary Public
Commission expires: _____

[Signature]



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All that tract or parcel of land lying and being in Land Lot 56 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.

Subject to all easements, rights of way, and restrictive covenants of record.

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.

Subject to all easements, rights of way, and restrictive covenants of record (hereinafter referred to as the "Exceptions").

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 person claiming by, through or under Grantor, but not otherwise.

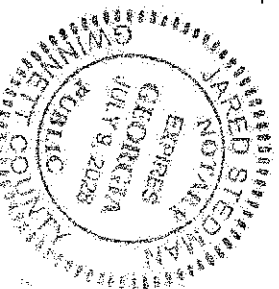
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in the presence of:

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as Attorney-in-Fact
Jackson Sims by James Adams Gordon, Jr.
as Attorney-in-Fact

Notary Public
Commission expires:



Limited Warranty Deed

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