

000254

GEORGIA, HALL COUNTY, CLERK SUPERIOR COURT
Filed in office, this 20 day of May
2014 at 4:25 PM. Recorded in Deed
Book 7367 Page(s) 254-255
Charles Baker, Clerk By JWK

After recording, return to James M. Coyle
file → Stewart, McElvin & Frost, LLP
P O Box 3280
Gainesville, GA 30503

HALL COUNTY, Georgia
Real Estate Transfer Tax

Paid \$ -0-
Date 5-20-14
Charles Baker
Superior Court Clerk
By JWK

STATE OF GEORGIA
COUNTY OF HALL

009121

PT61 069-2014-003029

LIMITED WARRANTY DEED

THIS INDENTURE is made as of May 20, 2014, between **Douglas W. Walton, Sr. and Nora Ann Conner Walton** (hereinafter collectively referred to as "Grantors") and **Dwayne Bradley Walton** (hereinafter referred to as "Grantee") ("Grantors" and "Grantee" to include their respective successors, legal representatives and assigns where the context requires or permits).

WITNESSETH

GRANTORS, in consideration of the love and affection Grantors have for the Grantee and the sum of Ten and No/100 Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency whereof are hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and does hereby grant, bargain, sell, alien, convey and confirm unto Grantee the following described real property, to wit:

See Exhibit "A" attached hereto and incorporated herein by reference

TO HAVE AND TO HOLD the real property, together 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.

AND GRANTORS WILL WARRANT and forever defend the right and title to the real property unto Grantee against the claims of any persons owning, holding or claiming by, through or under Grantors.

It is the intent of the Grantors to convey all of their right, title and interest to the real property to the Grantee such that the Grantee will now own the real property in fee simple

EXECUTED under seal as of the date above.

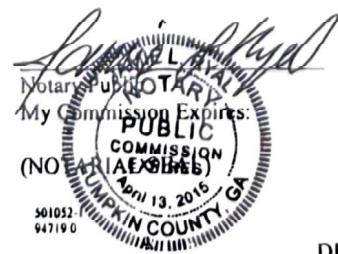
Signed, sealed and delivered in
the presence of:

Grantors:

Cathy D. Walton
Unofficial Witness

Douglas W. Walton, Sr.
Douglas W. Walton, Sr.

Nora Ann Conner Walton
Nora Ann Conner Walton



DEED PREPARATION ONLY

000255

EXHIBIT "A"

All that tract or parcel of land lying and being in Land Lot 110, 8th Land District, Hall County, Georgia, containing 5.00 acres and being shown as Tract 3 on a survey for Douglas W. Walton, Sr. and Nora Ann Conner Walton, dated April 29, 2014, prepared by Chris M. Patton, Georgia Registered Land Surveyor, and being more particularly described as follows:

Begin at a $\frac{1}{2}$ " rebar set, said rebar located North 84°42'54" West 1148.20 feet from a concrete monument found at the corner common to Land Lots 99, 100, 110 and 111; running thence South 52°48'11" West 460.57 feet to a $\frac{1}{2}$ " rebar set; thence North 21°54'03" West 434.38 feet to a 3/8" rebar found; thence North 75°25'24" East 362.62 feet to a $\frac{1}{2}$ " rebar set; thence North 06°12'42" East 483.06 feet to a $\frac{1}{2}$ " rebar found on the southern right of way of Conner Road (50' right of way used); thence running along said right of way South 78°55'06" East 130.47 to a $\frac{1}{2}$ " rebar set; thence leaving said right of way South 06°12'42" West 456.56 feet to a $\frac{1}{2}$ " rebar set; thence South 12°13'29" East 222.16 feet to the point of beginning.

Return to:
Russell C Petersen, LLC
P.O. Box 6499
GAINESVILLE, GA 30504
KM

eFiled and eRecorded
DATE: 11/29/2021
TIME: 1:22 PM
DEED BOOK: 8997
PAGE: 659 - 659
FILING FEES: \$26.00
TRANSFER TAX: \$0.00
PARTICIPANT ID: 0419150030
PT61: 069-2021-011950
RECORDED BY: CH
CLERK: Charles Baker, C.S.C
Hall County, GA

QUITCLAIM DEED

The preparer of this deed renders no "Opinion of Title" or "Title Certification". The legal description below was provided by the parties herein and the preparer provided legal services limited to on the deed preparation.

**STATE OF GEORGIA
COUNTY OF HALL**

THIS INDENTURE, made this 29th day of November, 2021 between **NORA ANN CONNER WALTON, A/K/A ANN C. WALTON, AND DOUGLAS W. WALTON, SR.**, of the State of Georgia as party of the first part, and **DWAYNE BRADLEY WALTON**, as party of the second part.

WITNESSETH: That the said Party of the first part, for in consideration of the sum of One Dollar (\$1.00), in hand paid, the receipt whereof is acknowledged, has bargained, sold, and by these presents does remise, convey and forever Quit-Claim to the said Party of the second part, his heirs and assigns,

All that tract or parcel of land lying and being in Land Lot 110 of the 8th Land District of Hall County, Georgia, being Tract 2, containing 5.00 acres, more or less, according to that certain plat entitled "Subdivision From A Parent Parcel Survey For: Douglas W. Walton, Sr. and Nora Ann Conner Walton", dated April 28, 2014, and recorded in Plat Book 880, Page 44, Hall County, Georgia Records, which plat is hereby referred to and made a part of this description.

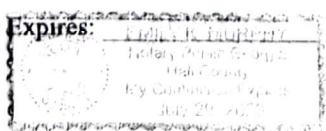
TO HAVE AND TO HOLD the said described premises to the said Party of the second part, so that neither the said Party of the first part nor its heirs, nor any other person or person claiming under it shall at any time, by any means or ways, have, claim or demand any right or title to the aforesaid described premises or appurtenances, or any rights thereof.

IN WITNESS WHEREOF, the said Party of the first part has hereunto set its hands and seals, the day and year above written.

Signed, sealed and delivered
this 29th day of November,
2021 in the presence of:

Stephanie Rose
Unofficial Witness

Emily K. Murphy
Notary Public
My Commission Expires: 11/29/2024
[Notary Seal]



Nora Ann Conner Walton (SEAL)
**NORA ANN CONNER WALTON, A/K/A
ANN C. WALTON**
Douglas W. Walton (SEAL)
DOUGLAS W. WALTON, SR.

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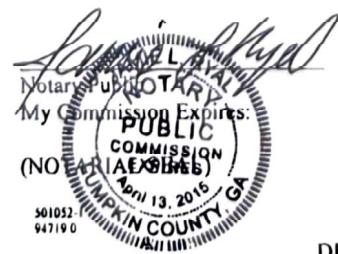
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Douglas W. Walton, Sr.
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Nora Ann Conner Walton
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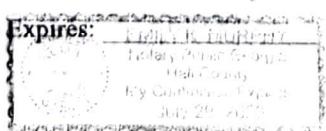
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Signed, sealed and delivered
this 29th day of November,
2021 in the presence of:

Stephanie Rose
Unofficial Witness

Emily K. Murphy
Notary Public
My Commission Expires: 11/29/2024
[Notary Seal]



Nora Ann Conner Walton (SEAL)
**NORA ANN CONNER WALTON, A/K/A
ANN C. WALTON**
Douglas W. Walton (SEAL)
DOUGLAS W. WALTON, SR.