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Hall County, GA

**LIMITED
WARRANTY DEED**

**STATE OF GEORGIA
COUNTY OF FULTON**

THIS INDENTURE, made this 18th day of October, 2024, between **Betty Roberts**, as party or parties of the first part, hereinunder called Grantor, and **Barker Capital LLC., a Georgia limited liability company** as party or parties of the second part, hereinunder called Grantee, (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of TEN DOLLARS AND NO/100 (\$10.00) and other good and valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee.

See Exhibit "A" attached hereto.

The Property is conveyed subject to the list of permitted title exceptions set forth on Exhibit "B" attached hereto and made a part hereof by reference ("Permitted Title Exceptions").

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, only to the proper use, benefit and behoof of the said Grantee, forever in **FEE SIMPLE**.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons claiming by, through and the above named grantor.

Deed (Warranty)

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IN WITNESS WHEREOF, the Grantor has signed and sealed this Deed, on the date and year above written.

Signed, sealed and delivered
in the presence of:

[Signature]
Unofficial Witness

Betty Roberts (Seal)
Betty Roberts

[Signature]
Notary Public

My Commission Expires: _____

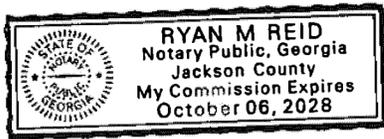


EXHIBIT "A"

All that tract or parcel of land lying and being in G.M.D. 1385 (Candler) of the Headrights Section, Hall County, Georgia, being 2.25 acres, as shown on that certain Survey For: Roberts Repair, Inc, prepared by Dwight Kilby, RLS, certified by Dwight Kilby, Georgia Registered Land Surveyor No. 2146, dated April 2, 2009 and filed for record October 26, 2022 recorded in Plat Book 882, Page 411, Hall County, Georgia Records, which recorded plat is incorporated herein by reference and made a part of this description.