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File No.: 08-268530-REG

eFiled and eRecorded
DATE: 02/13/2025
TIME: 10:57 AM
DEED BOOK: 9607
PAGE: 681 - 681
FILING FEES: \$25.00
TRANSFER TAX: \$680.00
PT61: 069-2025-000907
RECORDED BY: MM
CLERK: Mark Pettitt
Hall County, GA

STATE OF GA
COUNTY OF Gwinnett

LIMITED WARRANTY DEED

THIS INDENTURE, made on 11th day of February, 2025, between

William Chandler Boyd and Catherine Mae Boyd

(hereinafter referred to as "Grantor") and

Brandy Weaver and Scott Weaver, as joint tenants with rights of survivorship

(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 G.M.D. 1419, Hall County, Georgia, being 5.0 acres, more or less, as per survey for Ronald K. and Kellie C. Pirkle, prepared and certified by Henry G. Jarrard, G.R.L.S. No. 1182, dated May 4, 1995, and recorded in Plat Slide 535, Page 185A, Hall County, Georgia Records, which recorded plat is incorporated herein and made a part hereof by reference.

This conveyance is made subject to all zoning ordinances, easements and restrictions of record affecting said described property.

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

[Signature]
Notary Public
Commission expires: 4/9/28

[Signature]
William Chandler Boyd
[Signature]
Catherine Mae Boyd



Limited Warranty Deed

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