Map Parcel # 15046 -000032D
Return Recorded Document to:
Meredith Shearer & Associates, LLC
1325 Satellite Blvd. NW, Bldg 1100, Suite 1112
Suwanee, GA 30024

LIMITED WARRANTY DEED

State of Georgia
County of Barrow

FILE #: 23-S-194

***MADE EFFECTIVE AUGUST 2, 2023**

This Indenture made this 27th **day of** July, **2023**, between **PHYLLIS LANEVE LOVING, JAMES HENRY LOVING, JR., and PATTY LANEVE LOVING**, as party or parties of the first part, hereinafter called Grantor, and **C&E REAL ESTATE INC**, as party or parties of the second part, hereinafter 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 AND NO/100 DOLLARS ($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.

All that tract or parcel of land lying and being in the Flowery Branch G.M.D. 1270 of Hall County, Georgia, containing 4.132 acres according to a plat prepared by Patton-Patton & Associates, Registered Surveyors, dated February 10, 1978, recorded in Plat Book 69, page 88, Hall County Plat Records, and being a triangular shaped tract of land bounded on the north by George Compton, on the east by William C. Loving, Jr. and on the West by Orr Road. Reference to said plat and the record thereof is hereby made for a more complete description of said property.

Reference is hereby made to a Warranty Deed as recorded in Deed Book 1174, page 7 of the Hall County Deed Records.

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

TO HAVE AND TO HOLD the said tract or parcel of land, 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 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 by, through and under the above named grantor.

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal this day and year first above written.

Signed, sealed and delivered in presence of:

Witness

Notary Public

M. SCOTT GAZLAY
NOTARY
EXPIRES
GEORGIA
August 27, 2023
PUBLIC
HALL COUNTY

Phyllis Laneve Loving (Seal)
PHYLLIS LANEVE LOVING

(Seal)
JAMES HENRY LOVING JR.

Patty Laneve Loving (Seal)
PATTY LANEVE LOVING