

After Recording Return To:
Coleman, Chambers & Rogers, LLP
1370 Thompson Bridge Road, Suite 300
Gainesville, GA 30501

Order No.: 25-128

LIMITED WARRANTY DEED

STATE OF GEORGIA

COUNTY OF HALL

THIS INDENTURE, made this 23rd day of January, 2026, between **Bradley Garner Bryson and Connie Diane Bishop Bryson and Stephanie Diane Bryson and Charles Dustin Bryson**, of the County of Hall, State of Georgia, as party or parties of the first part, hereinafter called Grantor, and **Derrick Prater**, as party or parties of the second part, hereinafter called Grantee.

The words "Grantor" and "Grantee" whenever used herein shall include all individuals, corporations, and any other persons or entities, and all the respective heirs, executors, administrators, legal representatives, successors and assigns of the parties hereto, and all those holding under either of them, and the pronouns used herein shall include, when appropriate, either gender and both singular and plural, and the grammatical construction of sentences shall conform thereto. If more than one party shall execute this deed each Grantor shall always be jointly and severally liable for the performance of every promise and agreement made herein.

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,

See Exhibit "A" attached hereto and by this reference incorporated herein and made a part hereof.

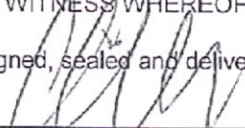
SUBJECT to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

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, to the only proper use, benefit and behoof of the said Grantee forever in Fee Simple.

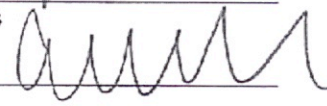
AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons owning, holding or claiming by, through or under the said Grantor.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, this 23rd day of January, 2026.

Signed, sealed and delivered in the presence of:

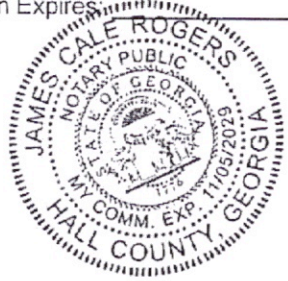


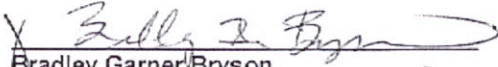
Unofficial Witness



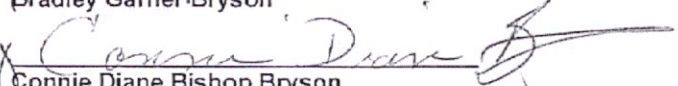
Notary Public

My Commission Expires: _____

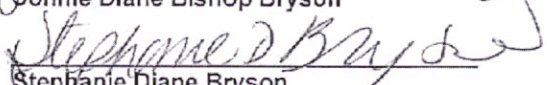




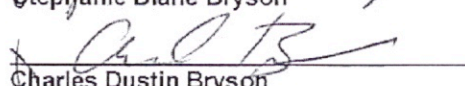
Bradley Garner Bryson



Connie Diane Bishop Bryson



Stephanie Diane Bryson



Charles Dustin Bryson

EXHIBIT "A"
Legal Description

All that tract or parcel of land lying and being in Land Lots 81 and 82, 11th Land District, Hall County, Georgia, and being located on Old Dahlonega Highway, and being 4.70 acres as shown on a plat for Howard L. Ellis Estate, prepared by Owen Patton, Georgia Registered Land Surveyor, dated September 28, 1967, revised March 12, 1968, as recorded in Plat Book 49, Page 38, Hall County, Georgia Plat Records, which plat and the record thereof are incorporated herein by reference for a more complete description of the subject property.

