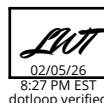


Exhibit C



Map Parcel # 12060 000006
Return Recorded Document to:
Meredith Shearer & Associates, LLC
6634 Hwy 53, Ste 110
Braselton, GA 30517

eFiled and eRecorded
DATE: 11/01/2023
TIME: 11:37 AM
DEED BOOK: 9390
PAGE: 570 - 571
FILING FEES: \$25.00
TRANSFER TAX: \$1,300.00
PARTICIPANT ID: 6153209999
PARTICIPANT ID: 7067927936
PT61: 069-2023-007577
RECORDED BY: EAR
CLERK: Charles Baker, C.S.C
Hall County, GA

LIMITED WARRANTY DEED

State of Georgia
County of Jackson

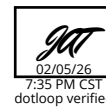
FILE #: 23-G-362

This Indenture made this 31st day of October, 2023, between ELIZABETH KAYE STEPHENS WALMSLEY and MICHAEL JAMES STEPHENS, as SECOND SUCCESSOR CO-TRUSTEES of the JAMES D. STEPHENS REVOCABLE LIVING TRUST DATED NOVEMBER 20, 2007, as party or parties of the first part, hereinafter called Grantor, and LORI LYNN MONTY, as TRUSTEE of the LORI LYNN MONTY REVOCABLE MANAGEMENT TRUST DATED SEPTEMBER 7, 2023, 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 Land Lot 60 of the 12th District, 2nd Section, Hall County, Georgia, being Tracts I-VII, containing 17.442 acres, more or less, and being more particularly described according to a plat of survey prepared for James D. Stephens and Christine M. Stephens by Rochester & Associates, Inc., G.R.L.S., dated November 18, 1994, and recorded in Plat Slide 404, Page 128-A, as revised September 10, 1996, and recorded in Plat Slide 560, Page 190A, as revised January 16, 1998, Plat Slide 667, Page 10-B, as revised November 8, 2001, Plat Slide 808, Page 7-A, as revised April 16, 2001, Plat Slide 813, Page 19A, Hall County, Georgia Records, reference to said plats and the record thereof is hereby made for a more complete description of said property.

Being the same property conveyed to the Grantor by Corrective Warranty Deed recorded in Deed Book 6247, pages 514-416, of the Hall County, Georgia Deed Records, which deed conveys all of the interest of Christine M. Stephens to her Trust. When taken together with the Corrective Warranty Deed from James D. Stephens to the James D. Stephens Revocable Living Trust U/T/A dated 11- 20-2007, recorded in Deed Book 6247, pages 517-519 of said records, the entire 100 percent interest of the property is in the Grantee Trust. Reference is made to an Affidavit of Trust for the Christine M. Stephens Revocable Living Trust recorded in Deed Book 6227, pages 115-116, and an Affidavit of Trust for the James D. Stephens Revocable Living Trust recorded in Deed Book 6227, pages 110-111 of said records, which Affidavits are reconfirmed and re-executed pursuant to the execution clause of this instrument.



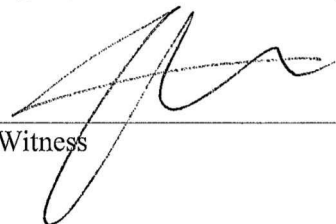
THIS CONVEYANCE is made subject to all zoning ordinances, easements and restrictions of record affecting said described property.

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.

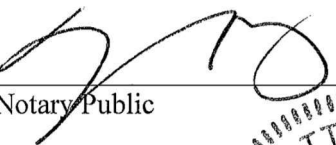
AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons by, through and under the above named grantor.

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:



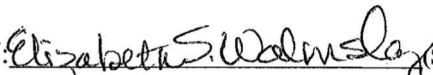
Witness



Notary Public



**JAMES D. STEPHENS REVOCABLE
LIVING TRUST
DATED NOVEMBER 20, 2007**

BY:  (Seal)
**ELIZABETH KAYE STEPHENS WAEMSLEY
AS SECOND SUCCESSOR CO-TRUSTEE**

BY:  (Seal)
**MICHAEL JAMES STEPHENS
AS SECOND SUCCESSOR CO-TRUSTEE**