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Hall County, GA

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

*Georgia*  
*Hall*

### LIMITED WARRANTY DEED

THIS INDENTURE, made on **20th day of November, 2024**, between

**Shirley Young**

(hereinafter referred to as "Grantor") and

**John Grist and Emily Grist, 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, together with all improvements thereon, lying and being in the Eleventh (11th) Land District of Hall County, Georgia and being a part of Land Lot No. 61 and being more fully described as follows: Beginning at a rock corner on the original line near a large pine tree, and running thence North 100 yards to a rock corner, thence westward along a road in a westwardly direction along said road leading from Joe Buck Elrod's house to a rock corner; thence continuing in a westward direction along said road to an iron pin corner on the Gilstrap property; thence in a Southeasterly direction along road to a pasture and being line of Gilstrap, to an iron pin corner on said pasture road and being corner with Gilstrap, thence in a Southwesterly direction along Gilstrap line to an iron pin corner on the original line, thence in an Easterly direction along said original line to the beginning corner, and containing one and one-half (1 1/2) acres, more or less, and being on said land a six-room dwelling house and other improvements and being the same land conveyed to said Ned M. Young by a deed from J. K. Faulkner recorded in Deed Book 144, Page 356, Hall County, Ga. Deed Records.

Also known as:

All that tract or parcel of land lying and being in Land Lot 81 of the 11th District, Hall County, Georgia, being more particularly described as follows:

Begin at the centerline intersection on State Route 115 (50' R/W), running thence North 58 degrees 20 minutes 16 seconds West a distance of 24.45 feet to an Iron Pin Set, said Iron Pin Set being the true point of beginning.

Running thence North 79 degrees 57 minutes 56 seconds East a distance of 312.89 feet to an 3/4" Crimp Top Pipe; running thence South 00 degrees 18 minutes 02 seconds a distance of 300.26 feet to an 3/4" Rebar; running thence North 83 degrees 48 minutes 19 seconds West a distance of 268.32 feet to an 1/2" Rebar; running thence North 20 degrees 47 minutes 31 seconds East a distance of 186.74 feet to an 1/2" Rebar; running thence North 78 degrees 42 minutes 29 seconds West a distance of 120.98 feet to an Iron Pin Set; running thence North 34 degrees 11 minutes 49 seconds East a distance of 22.38 feet to an Iron Pin Set, said Iron Pin Set being the true point of beginning.

Being more particularly shown on a Survey prepared by Cleveland Land Surveying for Randall Rogers Young dated January 24, 2003, and attached hereto as Exhibit "B."

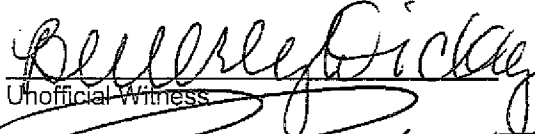
TOGETHER WITH all and singular the rights, members and appurtenances thereto (hereinafter collectively referred to as the "Premises"), the same being, belonging, or in anywise appertaining to the only proper use, benefit and behoof of Grantee.

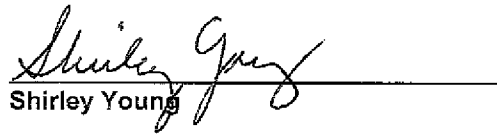
Subject to all easements, rights of way, and restrictive covenants of record (hereinafter referred to as the "Exceptions").

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:

  
Unofficial Witness

  
Shirley Young

Notary Public  
Commission expires: 4/27/27



