

BK 7804 PG 648

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FILED
HALL CO., GA

16 NOV 15 AM 11:52

CHARLES BAKER, CLERK
SUPERIOR STATE COURT

BY JN

024795

HALL COUNTY, Georgia
Real Estate Transfer Tax

Paid \$ -0-

Date 11-15-16

Charles Baker
Superior Court Clerk

By JN

PT61 069-2016-008238

File: Smith, Gilliam, Williams & Miles

After recording, return to:
Patricia Stump
6749 Stringer Road
Clermont, GA 30527

QUIT CLAIM DEED
(Prepared without title search)

STATE OF GEORGIA, COUNTY OF HALL

THIS INDENTURE, made this 11th day of November, 2016, between

PATRICIA E. STUMP AS TRUSTEE OF THE OPPORTUNITY GROUP, INC. MONEY PURCHASE PENSION PLAN & THE OPPORTUNITY GROUP, INC. PROFIT SHARING PLAN (hereinafter referred to as "Grantor") and

PATRICIA E. STUMP AND LAURENCE J. BECKER (hereinafter referred to as "Grantee").

(Wherever there is a reference herein to the Grantor or the Grantee, the singular includes the plural and the masculine includes the feminine and the neuter, and said terms include and bind the heirs, executors, administrators, successors and assigns of the parties hereto.)

WITNESSETH:

GRANTOR, for and in consideration of the sum of --ONE DOLLAR-- and other good and valuable consideration, in hand paid, at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, has bargained, sold, and by these presents does remise, convey and forever QUIT-CLAIM unto Grantee the following described property:

All that tract or parcel of land lying and being in Land Lots 60 and 61, 12th Land District, Hall County, Georgia, and being more particularly described as follows:

BEGINNING on the original line at a conditional corner between Martha K. Head, W. C. Nix and F. L. Brown; running East 1687 feet to a rock corner; thence Northeast to a rock corner on the original line, also being corner of Lots 1 and 2 in a plat made by H.E. McWilliams; thence West about 2700 feet to rock corner on a conditional line of Martha K. Head; thence down the branch 90° East 12° about 750 feet to a walnut tree; thence down the branch South 90° West 20° about 115 feet to a rock near a chestnut tree; thence South 90° East 20° about 625 feet to the beginning rock corner, being 60 acres more or less. This being the same property conveyed by Deed dated August 2, 1928 recorded in Book 58, page 94 and by Deed recorded in Book 545, pages 444-445, Hall County Deed Records, and being a portion of the property conveyed by Deed dated September 4, 1991, recorded in Book 1645, page 11, Hall County Deed Records.

This being the same property described in the Warranty Deed dated October 28, 1996, and recorded in Deed Book 2736, page 329, Hall County, Georgia Deed Records. The purpose of this deed being to convey the property back to Patricia E. Stump and Laurence J. Becker.

TO HAVE AND TO HOLD the said tract or parcel of land to Grantee, so that neither the Grantor nor its heirs, nor any other person or persons claiming under Grantor shall at any time, by any means or ways, have, claim or demand any right or title to the aforesaid tract or parcel of land or appurtenances, or any rights thereof.

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IN WITNESS WHEREOF, Grantor has hereunto set its hand and seal the day and year first above written.

Signed, sealed and delivered in the presence of:

PATRICIA E. STUMP AS TRUSTEE OF THE OPPORTUNITY GROUP, INC. MONEY PURCHASE PENSION PLAN & THE OPPORTUNITY GROUP, INC. PROFIT SHARING PLAN

Karen Byars
Unofficial Witness

By: *Patricia E. Stump* (SEAL)
Name: Patricia E. Stump as Trustee

Peggy Michael
Notary Public
NOTARY SEAL



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WARRANTY DEED

Smith, Gilliam and Williams, P.A.
301 Green Street, N.W.
P.O. Box 1098
Gainesville, Georgia 30503
(404) 836-3381

State of Georgia, HALL County

THIS INDENTURE, Made the 4th day of September in the year of our Lord One Thousand, Nine Hundred and Ninety-one between

BOYD B. BROWN and JAMES M. BROWN of the county of Hall and State of Georgia of the First Part, and PATRICIA E. STUMP and LAURENCE J. BECKER of the county of Hall and State of Georgia of the Second Part

WITNESSETH That the said Part ies of the First Part for and in consideration of the sum of Ten and no/100 and other good and valuable considerations----- DOLLARS in hand paid at and before the sealing and delivery of these presents the receipt whereof is hereby acknowledged, ha granted, bargained, sold, aliened, conveyed and confirmed and by these presents do grant, bargain, sell, alien, convey and confirm unto Part ies of the Second Part their heirs and assigns, all the following described property, to wit

All that lot, tract or parcel of land lying situate and being in Land Lots 60 and 61, 12th District, Hall County, Georgia, being all that property shown on a plat for "Patricia E. Stump and Lawrence J. Becker," dated August 19, 1991, prepared by Henry Grady Jarrard, Georgia Registered Land Surveyor, recorded in Plat Slide 78, page 124A, Hall County, Georgia Plat Records, said plat and the record thereof being incorporated herein for a more full and complete description.

Said property being comprised of three tracts as follows: Warranty Deed from Elbert Hall and Elizabeth Hall to Boyd B. Brown and James M. Brown, dated July 19, 1989 and recorded in Deed Book 1369, page 132; Warranty Deed from Caler C. Hall and Fermin Hall to Boyd B. Brown and James M. Brown dated November 19, 1982, recorded in Deed Book 781, page 359; and in a Warranty Deed from Clara Head to Boyd Brown dated May 20, 1974, recorded in Deed Book 545, pages 444-445 and in a Warranty Deed conveying an undivided one-half interest in said tract from Boyd B. Brown to James M. Brown, dated November 19, 1982 and recorded in Deed Book 781, page 360, Hall County, Georgia Deed Records.

TO HAVE AND TO HOLD The said above granted and described property, with all and singular the rights, members and appurtenances therunto appertaining to the only proper use, benefits, and behoof of said part ies of the Second Part their heirs, executors, administrators and assigns in FEE SIMPLE, and the said part ies of the First Part their heirs, executors, administrators and assigns the said bargained property above described unto the said Part ies of the Second Part their heirs, executors administrators and assigns against the said Parties of the First Part their heirs, executors, administrators, and assigns and all and every other person or persons shall and will and hereby warrant and defend by virtue of these presents

In Witness Whereof, the said Parties of the First Part have hereunto set their hand and affixed their seal, and delivered these presents, the day and year first above written.

Signed, sealed and delivered in the presence of
Witness
Boyd B. Brown (Seal)
James M. Brown (Seal)
James M. Brown (Seal)

Widow D.A. Messy
Notary Public, Hall County, Georgia
The 11th day of September, 1991
My Commission Expires April 11, 1992
HALL COUNTY, Georgia
Real Estate Transfer Tax
Paid \$ 249.80
Date Sept. 4, 1991
Dwight S. Wood
Clerk of Superior Court
SGW-File. By Margaret G. Yancey
Hall Superior Court
11-23 o'clock a. M.
Sept. 4, 1991
Recorded in Deed Book 1445 Page 11
Sept. 5, 1991
Dwight S. Wood, Clerk