

GEORGIA, HALL COUNTY, CLERK SUPERIOR COURT
Filed in office, this 6 day of February
20 15 at 12:27 PM. Recorded in Deed
Book 7476 Page(s) 310-311
Charles Baker, Clerk By ER

000310

HALL COUNTY, Georgia
Real Estate Transfer Tax

Paid \$ 0

Date 2/6/15

Charles Baker
Superior Court Clerk

By ER

PT61 069-2015-000644

002220

AFTER RECORDING MAIL TO
THE LAW OFFICE OF RYAN M REID, LLC
815 Washington Street
P O BOX 719
GAINESVILLE, GA 30503
FILE#14-0425/aliver (m)

file

WARRANTY DEED WITH SURVIVORSHIP

STATE OF GEORGIA,
COUNTY OF HALL.

THIS DEED made by and between **BILLY D. OLIVER AND BRENDA E. OLIVER**, Grantor and **BILLY D. OLIVER AND BRENDA E. OLIVER**, Grantee,

WITNESSETH: that the said Grantor, for and in consideration of the sum of **one dollar (\$1.00)** and other good and valuable consideration, in hand paid at and before the sealing and delivery of these presents, the receipt and sufficiency whereof is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the said Grantees, for and during their joint lives, and, upon the death of either of them, then to the survivor of them, in fee simple, together with every contingent remainder and right of reversion, and to the heirs and assigns of said survivor,

All that tract or parcel of land lying and being in Land Lots 1 and 24 in the 12th Land District of Hall County, Georgia, consisting of 6.64 acres, more or less, according to a plat by Jerrell S. Pless, registered surveyor, recorded in Plat Book 58, page 84, Hall County Plat Records. Reference to said plat and the record thereof is hereby made for a more complete description of said property.

Subject to all easements, covenants, and restrictions of record, if any.

Map# 12001-000006

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 Grantees, for during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, and to the heirs and assigns of said survivor.

AND THE SAID Grantor does WARRANT and forever defend the right and title to the above described property, unto the said Grantees, as herein above provided, against the claims of all persons whomsoever.

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

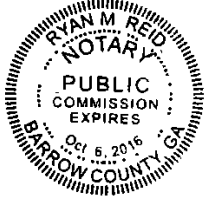
000311

IN WITNESS, the Grantor has hereunto set her hand and affixed her seal this 30 day of January, 2015

Signed, sealed and delivered
in the presence of:

[Signature]
Witness

[Signature]
Notary Public
My Commission Expires



[Signature] (SEAL)
BILLY D. OLIVER

[Signature] (SEAL)
BRENDA E. OLIVER

eFiled and eRecorded
DATE: 12/30/2024
TIME: 2:46 PM
DEED BOOK: 9589
PAGE: 226 - 229
FILING FEES: \$25.00
TRANSFER TAX: \$0.00
PARTICIPANT ID: 6073054394
PT61: 069-2024-008593
RECORDED BY: JP
CLERK: Charles Baker, C.S.C
Hall County, GA

Return to:
Jenifir Dimo
Walker, Ball & Dimo, LLC
340 Jesse Jewell Parkway SE, Suite 650,
Gainesville, GA 30501

DEED OF ASSENT

STATE OF GEORGIA
COUNTY OF GWINNETT

THIS INDENTURE made this 12th day of December, 2024, between **WILLIAM H. STEPHENS, JR.**, duly appointed Executor of the Estate of **WILLIAM H. STEPHENS, SR., a/k/a WILLIAM H. STEPHENS**, deceased, late of Hall County, State of Georgia, party of the first part and Grantor, and **WILLIAM H. STEPHENS, JR.**, of Hall County, State of Georgia, party of the second part, and Grantee.

WITNESSETH:

THAT the said Grantor, acting under and by virtue of the power and authority contained in the Letters Testamentary, from the Probate Court of Gwinnett County, Georgia, recorded in the Probate Court of Gwinnett County, Georgia, for Estate Number 24-E-001497 for the Estate of William H. Stephens, Sr., and for and in consideration of the sum of LOVE AND AFFECTION in hand paid, at and before the sealing and delivery of these presents (the receipt of which is hereby acknowledged), has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the said Grantee the following described properties, to wit:

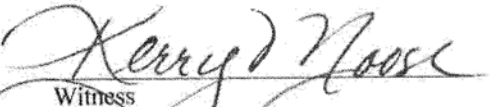
PLEASE SEE ATTACHED EXHIBIT "A"

Grantor shows further that William H. Stephens, Sr., died a resident of Gwinnett County, Georgia, on August 22, 2024 and left all of his property to his son, William H. Stephens, Jr., under his last Will and Testament, and Grantor hereby executes this deed to evidence assent to the devise and in order to properly vest title fully in Grantee.

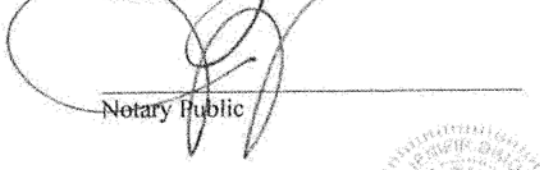
WBD File # 2401021

TO HAVE AND TO HOLD the said tract or parcel of lands, 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, in as full and ample a manner as the same was held, possessed and enjoyed, or might have been held, possessed and enjoyed, by the said deceased.


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



Witness



Notary Public

 (SEAL)
**WILLIAM H. STEPHENS, JR., as Executor of the
Estate of William H. Stephens, Sr.**



This tract of land lying and being located in the 1st and 24th Land Lot of the 12th Land District of Hall County, Georgia and beginning more particularly described as follows: The Point of Beginning being at a ½" Open Top Pipe at the intersection Land Lots 1, 2, 23 & 24 of the 12th Land District;

Thence North 89 degrees East for a distance of 411.4 feet;

Thence South 19 drees 13 minutes East for a distance of 31.5 feet to the western intersection of the right of ways between Jim Hood Road and Highlands Road;

Thence running along the right of way for Highlands Road South 64 degrees 56 minutes West for a distance of 207.55 feet;

Thence South 72 degrees 50 minutes West for a distance of 107.16 feet;

Thence South 80 degrees 51 minutes West for a distance of 136.91 feet;

Thence South 88 degrees 7 minutes West for 245.59 feet;

Thence leaving the right of way for Highlands Road South 1 degree 35 minutes for a distance of 170.50 feet;

Thence North 89 degrees 38 minutes for a distance of 239.41 feet to the Point of Beginning.

This being approximately 2.0 acres that is part of parcel 12007 000006.