

Campbell & Brannon
Three Northwinds Center
2500 Northwinds Parkway, Suite 160
Alpharetta, GA 30009
File No.: CA260981T
(Phone No.: (770)521-1180)

eFiled and eRecorded
DATE: 06/16/2026
TIME: 4:06 PM
DEED BOOK: 9876
PAGE: 728 - 731
FILING FEES: \$25.00
TRANSFER TAX: \$2,500.00
PT61: 069-2026-004293
RECORDED BY: CH
CLERK: Mark Pettitt
Hall County, GA

STATE OF GEORGIA
COUNTY OF FULTON
PARCEL ID NUMBER: 11065 000012 and 11065 000023

LIMITED WARRANTY DEED

THIS INDENTURE, made on 15th day of June, 2026, between

Keeley K. Dodd and David Jernigan

(hereinafter referred to as "Grantor") and

James Robert Lewis, III and Suzi Owens Lewis
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,

See Exhibit A attached hereto and made a part hereof.

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 persons 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:

Bryan W. H.
Unofficial Witness

Joannah Bowle
Notary Public
My Commission Expires: 10/10/2028
[Attach Notary Seal]

Keely K. Dodd (Seal)
Keely K. Dodd

David Jernigan (Seal)
David Jernigan

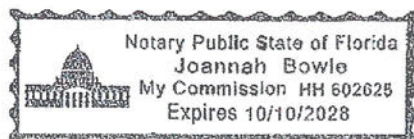


EXHIBIT A

All that tract or parcel of land lying and being in Land Lots 56 and 65 of the 11th District, Hall County, Georgia, consisting of 52.95 acres, more or less, and being designated as Tract 2 on a certain plat of survey entitled Recombination survey for Steve P. McKibbon, by Robert S. Cleveland, Ga RLS No. 2894, dated 10/18/2016, recorded in Plat Book 874, Page 483, Hall County, Georgia Records, said plat being incorporated herein and made a part hereof.

Florida Notarial Jurat

STATE OF FLORIDA

COUNTY OF Manatee

Sworn to (or affirmed) and subscribed before me by personally appearing before me by means of physical presence ~~or online notarization~~, this 10th day of June, 2026, by, KEELEY K. Dodd (name of person making statement)

David A. Jernigan

Joannah Bowie

(Signature of notary public – State of Florida)

Joannah Bowie

(Print, Type, or Stamp Commissioned Name of Notary Public)

My commission expires: 10/10/2028

Official Seal

Personally known OR

Produced identification

Type of identification produced: ^{FID#} KD D300.511.72.717-1
^{GDI#} 071306028

