

HALL COUNTY, Georgia
Real Estate Transfer Tax

000332

Paid \$ 0
Date 12-18-99
By DWIGHT S. WOOD
Clerk Superior Court
DH

036713

Georgia, Hall County, Clerk Superior Court
Filed in office, this 18 day of Nov
19 99 at 4:05 P m. Recorded in
Book 3589 Page(s) 332-333
this 19 day of Nov, 19 99
DWIGHT S. WOOD, CLERK, by: SH
1645

Return to: Robert B. Thompson, 210 Washington St., Suite 106, Gainesville, GA 30501

STATE OF GEORGIA)
COUNTY OF HALL)

SURVIVORSHIP DEED

THIS INDENTURE, Made this 22nd day of October in the Year of Our Lord One Thousand Nine Hundred and Ninety-nine between LEE BRUCE, a/k/a LEE N. BRUCE, of the State of Georgia and County of Hall, of the First Part, and LEE N. BRUCE and JESSIE S. BRUCE of the State of Georgia and County of Hall, of the Second Part,

WITNESSETH: That the said Party of the First Part, 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 Parties of the Second Part, as tenants in common, 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, the following described property:

All that tract or parcel of land lying and being in Land Lot 87 of the 10th Land District of Hall County, Georgia, containing 16.02 acres, shown on a plat prepared for Lee Bruce by David W. Bealle, Georgia Registered Surveyor, dated November 2, 1998, a copy of which is recorded on Plat Slide _____, page _____, Hall County Deed Records, to which plat this reference is made for a more particular description and described according to the same as follows:

BEGINNING at a USCOE monument located at the southeast original line of Land Lot 87; thence along the south original line of said Land Lot S 87-50-47 W 795.07 feet to a USCOE monument on said original line; thence leaving the original line N 01-35-49 E 199.73 feet to a USCOE monument; thence S 87-52-21 W 499.72 feet to a USCOE angle iron; thence N 00-47-29 E 445.42 feet to a USCOE monument; thence N 89-15-24 E 787.70 feet to a stump; thence N 00-42-58 E 36.85 feet to the southwest boundary of the right-of-way of Point View Drive; thence along said boundary, following the curvature thereof, the following courses and distances:

S 45-32-49 E 15.85 feet; S 33-42-05 E 54.98 feet;
S 72-38-33 E 18.75 feet; S 81-46-18 E 15.94 feet;
N 86-08-23 E 35.47 feet; N 72-01-24 E 53.81 feet;
N 64-21-52 E 41.61 feet; & N 62-57-54 E 150.46 feet

to an iron pin; thence leaving the right-of-way S 00-14-58 W 216.88 feet to an iron pin; thence S 89-45-02 E 150 feet to an iron pin on the east original line of Land Lot 87; thence along said original line S 00-14-58 W 480 feet to the point of beginning.

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 said Parties of the Second Part, as tenants in common, 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,

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and to the heirs and assigns of said survivor.

AND THE SAID Party of the First Part, for himself, their heirs, executors and administrators, will warrant and forever defend the right and title to the above-described property unto the said Parties of the Second Part, as hereinbefore provided, against the claims of all persons whomsoever.

IN WITNESS WHEREOF, the said Party of the First Part has hereunto set his hand and seal, the day and year above written.

Lee Bruce (SEAL)
LEE BRUCE, a/k/a LEE N. BRUCE

____ (SEAL)

Signed, sealed and delivered in the presence of:

Robert B. Thompson
Unofficial Witness

Nancy L. Merck
Notary Public

Commission expires: 1-8-2000

Date notarized: 10-22-99



BK 7564 PG 054

HALL COUNTY, Georgia
Real Estate Transfer Tax

FILED
HALL CO., GA.

Paid \$ 0

Date 8/4/15

Charles Baker
Superior Court Clerk

By ER

PT61 069-2015-005152

15 AUG -4 PM 4: 03

CHARLES BAKER, CLERK
SUPERIOR-STATE COURT

BY ER

file

After recording, return to:
SMITH, GILLIAM, WILLIAMS & MILES
P. O. BOX 1098
GAINESVILLE, GA 30503

016041

WARRANTY DEED

THIS INDENTURE is made this 4th day of ^{Aug} ~~July~~, 2015, between

JESSIE S. BRUCE of the County of Hall, State of Georgia (hereinafter referred to as "Grantor")
and DEBORAH BRUCE STEWART of the County of Hall, State of Georgia (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, in consideration of the sum of -LOVE AND AFFECTION- and other valuable considerations, the receipt and sufficiency whereof are hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and does hereby grant, bargain, sell, alien, convey and confirm unto Grantee the following described property, to wit:

All that tract or parcel of land lying and being in Land Lot 87 of the 10th Land District, Hall County, Georgia, containing 3.36 acres, more or less, on Point View Circle, and being more particularly described and delineated according to a plat and survey prepared by Chris M. Patton, Georgia Registered Land Surveyor No. 2647, dated February 10, 2015, entitled survey for Deborah Bruce Stewart, which is recorded in Plat Book 870, page 111, Hall County, Georgia, and which recorded plat is hereby incorporated herein by reference and made a part of this description.

This being a portion of the property described in the Survivorship Deed between Lee Bruce a/k/a Lee N. Bruce to Lee N. Bruce and Jessie S. Bruce, dated October 22, 1999, and recorded in Deed Book 3589, pages 332-333, Hall County, Georgia. Lee N. Bruce died January 6, 2012, and full title to the property passed to Jessie S. Bruce by right of survivorship.

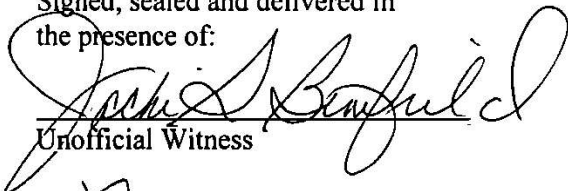
TO HAVE AND TO HOLD the Land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of Grantee forever in FEE SIMPLE.

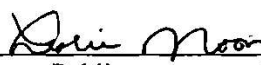
BK7564PG055

AND GRANTOR WILL WARRANT and forever defend the right and title to the Land unto Grantee against the claims of all persons whomsoever.

EXECUTED under seal as of the date above.

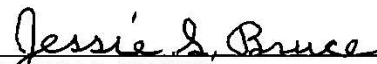
Signed, sealed and delivered in
the presence of:


Unofficial Witness


Notary Public

NOTARY SEAL



 (SEAL)
JESSIE S. BRUCE