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State of Georgia,
County of Habersham.

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Weldner Law Firm, LLC
Post Office Box 2017
Clarkesville, GA 30523

WARRANTY DEED

This INDENTURE, made this 28th day of April in the Year of Our Lord Two Thousand Twenty-Six
between

HENRY P. MEELER, JR.

Grantor, of the State of Georgia and County of Hall of the first part

and

MEELER PROPERTIES, LLC

Grantee, 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 Ten Dollars and Other Valuable Considerations (\$10.00 & O.V.C.), 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 party of the second part, its successors and/or assigns:

All that tract or parcel of land, together with all improvements thereon, lying and being in Land Lot 105 of the 12th Land District of Hall County, Georgia, being designated as Tract 2, containing 7.159 acres, more or less, being shown on plat of survey prepared by Marcus W. Patterson, G.R.L.S., dated August 11, 2025, and recorded in Plat Book 888, page 14, of the Hall County, Georgia Plat Records, said plat is incorporated herein by reference for a more complete description.

Subject to those certain easement rights as outlined on Warranty Deed from William D. Oliver to William H. Bowen, dated November 13, 2012, recorded in Deed Book 7091, page 517.

Subject to all easements, restrictions, reservations, set-backs, and rights-of-way of record or those delineated on the above-referenced plat of survey, if any.

This is a portion of the same property conveyed to Matthew Wade Oliver by virtue of a Quit Claim Deed from Dustin Reuben Oliver, dated January 2, 2025, recorded in Deed Book 9591, page 296; and by virtue of an Executor's Deed Assent from Dustin Reuben Oliver, as Executor of the Estate of William D. Oliver a/k/a William Donald Oliver, dated January 3, 2025, recorded in Deed Book 9591, page 287.

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 party of the second part, its successors and/or assigns, forever, in Fee Simple.

AND THE SAID party of the first part, for himself and his heirs, executors and administrators, will warrant and forever defend the right and title to the above-described property, unto the said party of the second part, its successors and/or assigns, 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.

Signed, Sealed and delivered
in the presence of:

Katrina Blane
Witness

HENRY P. MEELER, JR. (SEAL)

James C. Weidner
Notary Public

