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Hall County, GA

after recording, return to:
WALKER, BALL & DIMO, LLC
340 JESSE JEWELL PKWY, STE 650
GAINESVILLE, GA 30501

LIMITED WARRANTY DEED

THIS INDENTURE is made this 9 day of April, 2024, between

MAX SPURLIN and MELINDA LEE SPURLIN

(hereinafter referred to as "Grantor")

and

BRIAN NORRIS

(hereinafter referred to as "Grantee")

("Grantors" and "Grantee" to include their respective heirs, successors, executors, administrators, legal representatives and assigns where the context requires or permits.)

WITNESSETH

GRANTORS, in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other valuable considerations, the receipt and sufficiency whereof are hereby acknowledged, have 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 79, 10th Land District, Hall County, Georgia, containing 8.67 acres according to said survey on plat of survey prepared for Bobbie Grindle by Owen Patton, Georgia Registered Land Surveyor, being recorded in Plat Book 129, Page 24, Hall County, Georgia Plat Records. Said plat and the reference thereof are herein incorporated for a full and complete legal description. Said property is also known as 4138 Price Road and Tax Parcel 10079 001001 according to the 2023 numbering system of the Hall County, Georgia Tax Assessor's Office and is being conveyed subject to and together with all covenants, easements, restrictions of record, if any. ALSO CONVEYED is the 2022 CMH Norris Freedom Farmhouse 32x66 mobile home with serial number N02028847TNAB which is permanently affixed to the above realty and considered a part thereof.

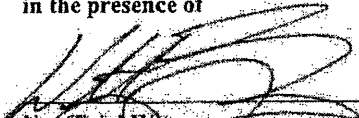
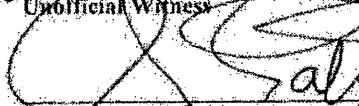
TO HAVE AND TO HOLD the Land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of Grantee forever in FEE SIMPLE.

2400186

AND GRANTORS WILL WARRANT and forever defend the right and title to the Land unto Grantee against the claims of all persons whomsoever claiming by, under, or through said Grantor.

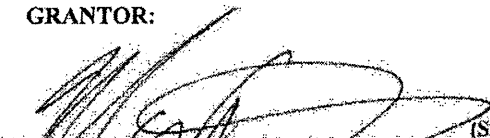
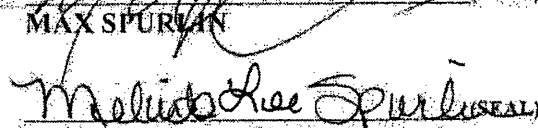
EXECUTED under seal as of the date above.

Signed, sealed, and delivered
in the presence of


Unofficial Witness

Notary Public



GRANTOR:


MAX SPURLIN (SEAL)

MELINDA LEE SPURLIN (SEAL)