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GEORGIA, HALL COUNTY, CLERK
SUPERIOR COURT FILED IN OFFICE
AND RECORDED IN BOOK 6359
PAGE (S) 250 THIS 17
DAY OF June 20 08 AT 9:38 AM
DWIGHT S. WOOD, CLERK BY JN

Return to:
Morris/Hardwick/Schneider, LLC
5072 Bristol Industrial Way, Suite B
Buford, GA 30518
File #: MOG-080500217R

016126

WARRANTY DEED

State of Georgia
County of Hall

HALL COUNTY, Georgia
Real Estate Transfer Tax

Paid \$ -0-
Date 6-17-08
DWIGHT S. WOOD
Clerk Superior Court
By JN
069 2008 003699

THIS INDENTURE made this 23rd day of May, 2008, between

Kevin Pethel and Joanna Pethel

as party or parties of the first part, hereinafter called Grantor, and

Kevin D. Pethel and Joanna L. Pethel

as Joint Tenants with Rights of Survivorship and not as Tenants in Common

as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of TEN AND 00/100 DOLLARS (\$10.00) and other good and valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee to the survivor of them, forever in FEE SIMPLE, the following described property:

All that tract or parcel of land lying and being in Land Lot 154 of the 10th Land District, Hall County, Georgia, and being known and designated as Lot 3, Phase II, Felix H. Freeman Subdivision, according to a plat of said subdivision, prepared by Jerrell Pless, Registered Surveyor, dated September 4, 1974, a copy of which plat appears at Plat Book 77, Page 226, of the Hall County, Georgia Deed Records, to which plat reference is made for a full and more complete description of subject property.

Subject to all easements and restrictions of record.

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

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal this day and year first above written.

Signed, sealed and delivered in the presence of:

Witness

Notary Public

My Commission Expires:



Kevin Pethel

Joanna Pethel