After Recording Return to:
Beau Kaye & Associates, LLC
258 North Broad Street,
Winder, Georgia 30680
FILE NO. 21W0516K

Recorded 07/29/2021 09:03AM
Georgia Transfer Tax Paid : $249.90
Kelli Paradise Smith Clerk Superior Court
OGLETHORPE COUNTY, GA.
Bk 00155 Pg 0760
PT61: 1092021000543
Penalty:
Interest:

STATE OF GEORGIA

COUNTY OF BARROW

LIMITED WARRANTY DEED

This Indenture, made this 23rd day of July, 2021, between SRE Homes, LLC, of the County of Clarke, State of Georgia, as party or parties of the first part, herein under called Grantor, and Haley Parker and James Johnson, as joint tenants with right 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'S ($10.00) Dollars and other good and valuable consideration 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,

> All that tract or parcel of land lying and being in the 227th GMD of Oglethorpe County, Georgia, designated as Tract B, containing 3.001 acres, more or less, as shown on a plat of survey entitled "Boundary Survey for SRE Homes, LLC", dated December 15, 2020, prepared by Smith Planning Group, Certified by Aaron P. Blomberg, Georgia Registered Land Surveyor No. 3100, and being of record in Plat Book 2021, Page 1, Oglethorpe County, Georgia records; which plat is incorporated herein by reference thereto for a more complete description of the property conveyed.

This conveyance is given subject to all easements and restrictions of record, if any.

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 Grantee 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 by, through and under the above named Grantor.

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

Signed, sealed and delivered this 23rd day of July, 2021 in the presence of:

Witness

Notary Public

SRE Homes, LLC

By: _____(Seal)
Michelle Kaye, Attorney in Fact

JACQUELINE PILAND NOTARY PUBLIC Comm. Exp. 01/08/23 HALL COUNTY, GA