

2021095883 DEED BOOK 29421 Pg 630  
Filed and Recorded: 6/1/2021 1:03:00 PM  
Recording Fee: \$25.00  
Real Estate Transfer Tax: \$430.00  
Prepared By:  
3939890538  
7067927936

Legal Description

Exhibit " \_\_\_\_\_ "

SW

Return to:  
NEEL, ROBINSON & STAFFORD, LLC  
3060 PEACHTREE ROAD NW, SUITE 200  
ATLANTA, GA 30305  
File No.: 2152340B  
Parcel No. 18 201 07 012

STATE OF GEORGIA  
COUNTY OF FULTON

**LIMITED WARRANTY DEED**

INDENTURE, made on 28th day of May, 2021, between

**Sally Parker NKA Sally Shay and Matthew Shay**

(hereinafter referred to as "Grantor") and

**Sydney Weber**

(hereinafter referred to as "Grantee"), the words "Grantor" and "Grantee" to include the heirs, executors, legal representatives, successors and assigns of said parties where the context requires or permits;

**WITNESSETH:**

THAT Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATIONS, in hand paid, at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged by Grantor, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto Grantee,

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 201 OF THE 18TH DISTRICT OF DEKALB COUNTY, GEORGIA, BEING LOT 25, BLOCK B, OF FAIRWAY PINES, UNIT TWO, AS PER PLAT RECORDED IN PLAT BOOK 22, PAGE 44, DEKALB COUNTY, GEORGIA RECORDS; WHICH PLAT IS HEREBY REFERRED TO AND MADE A PART OF THIS DESCRIPTION.

This Deed is given subject to all easements, restrictions and encumbrances of record.

TOGETHER WITH all and singular the rights, members and appurtenances thereto, to the same being, belonging, or in anywise appertaining (hereinafter collectively referred to as the "Premises").

TO HAVE AND TO HOLD the Premises, to the only proper use, benefit and behoof of Grantee, forever, in FEE SIMPLE, and Grantor will warrant and forever defend the right and title to the Premises unto Grantee against the claims of all person claiming by, through or under Grantor, but not otherwise.