

After Recording, Return To:
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File No.: 13840

Title to the land described herein has not been examined by Hill & Watchko, LLC and no warranty or representation is made and no opinion (either express or implied) is given, as to the marketability or condition of the title to the subject property, the quality of lands included herein, the location of the boundaries thereof, or the existence of liens, unpaid taxes or encumbrances.

**STATE OF GEORGIA
COUNTY OF FULTON
MAP AND PARCEL NUMBER: 22 329412950070**

**LIMITED WARRANTY DEED
WITH RIGHT OF SURVIVORSHIP**

THIS INDENTURE is made as of **SEPTEMBER 1, 2022**, between **TIM J. TONEY and JEAN M. TONEY**, (hereinafter referred to as "Grantor") and **TIM J. TONEY AS TO A FIFTY PERCENT (50%) UNDIVIDED INTEREST and JEAN M. TONEY AS TO A FIFTY PERCENT (50%) UNDIVIDED INTEREST, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP AND NOT AS TENANTS IN COMMON**, (hereinafter referred to as "Grantee"), ("Grantor" and "Grantee" to include their respective heirs, successors, executors, administrators, legal representatives and assigns where the context requires or permits).

GRANTOR, in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency whereof are hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and does hereby grant, bargain, sell, alien, convey and confirm unto Grantee the following:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 1295, 2ND DISTRICT, 2ND SECTION, FULTON COUNTY, GEORGIA, BEING LOT 7, HADFIELD, PHASE ONE-A, AS PER PLAT RECORDED IN PLAT BOOK 151, PAGE 66, REVISED IN PLAT BOOK 159, PAGE 92, FULTON COUNTY RECORDS, WHICH PLAT IS HEREBY REFERRED TO AND MADE A PART OF THIS DESCRIPTION.

THIS CONVEYANCE IS SUBJECT TO ALL ZONING ORDINANCES, EASEMENTS AND RESTRICTIONS OF RECORD AFFECTING SAID BARGAINED PREMISES.