

Return To:
GANEK PC
Laura Suggs
12600 Deerfield Parkway, Suite 100
Alpharetta, GA 30004
Phone: (404)892-7300 Fax: (404)892-7246

Tax Parcel ID: 11 -1171-0429-050-6

LIMITED WARRANTY DEED

STATE OF Georgia

COUNTY OF Forsyth

THIS INDENTURE, made the 02nd day of September, 2023 between **CHARLES HAMBLETON**, as party or parties of the first part, hereinafter called Grantor, and **CHARLES HAMBLETON AND ALEXANDRA HAMBLETON, 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 NO/100 AND OTHER GOOD AND VALUABLE CONSIDERATION ----- (\$10.00) DOLLARS 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,

SEE ATTACHED EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE

Which currently has the address of: **145 Springlaurel Ct, Johns Creek, GA 30097**

This conveyance is made subject to the following:

1. Security Deed in favor of Capital City Home Loans, LLC dated May 8, 2023 in the amount of \$487,500.00 and recorded in Fulton County, Georgia Records.
2. Ad Valorem real property taxes and assessments for 2023 not yet due and payable and subsequent years.
3. All easements and restrictions of record.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular 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.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK. SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, the Grantor will, subject to the exceptions, warrant and forever defend the right and title to the premises unto the Grantee against the claims of all persons claiming by, through or under Grantor, but not otherwise.

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

Signed, sealed and delivered
this 02nd day of September, 2023
in the presence of:

M. Wagner (Mickler Wagner)
Witness

Charles Hambleton (Seal)
Charles Hambleton

Kulvin Brahmhatt
Notary Public
My Commission Expires: 03-18-2025
(Notary Seal)



Notary Done for Charles Hambleton only.

EXHIBIT "A"
(Legal Description)

All that tract or parcel of land lying and being in Land Lot 429 of the 1st District, 1st Section of Fulton County, Georgia, being Lot 66 of Laurelwood Subdivision, Unit Two, as per plat recorded in Plat Book 171, Page 20, Records of Fulton County, Georgia, which plat is by reference incorporated herein and made a part hereof.