

After Recording Return To:
McMichael & Gray, P.C.
2920 Ronald Reagan Blvd., Ste 113
Cumming, GA 30041

Deed Book 63184 Page 533
Filed and Recorded 02/17/2021 09:49:00 AM
2021-0039727
Real Estate Transfer Tax \$615.00
CATHELENE ROBINSON
Clerk of Superior Court
Fulton County, GA
Participant IDs: 7339863107
7067927936

Order No.: PIN-201158-PUR

Property Appraiser's Parcel I.D. Number:
12 -3030-0867-200-1

LIMITED WARRANTY DEED

STATE OF GEORGIA

COUNTY OF FULTON

THIS INDENTURE, made this 15th day of January, 2021, between

Robert M Sandfelder and Isabelle Sandfelder

of the County of Fulton, State of Georgia, as party or parties of the first part, hereinafter called Grantor, and

Donnell Hawkins and Yvette Hawkins
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 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,

All that tract or parcel of land lying and being in Land Lot 867 of the 1st District, 2nd Section, Fulton County, Georgia, being Lot 31, Woodvale Subdivision, as per plat recorded in Plat Book 227, Page 138-140, Fulton County, Georgia records, said plat being incorporated herein and made reference hereto.

SUBJECT to all zoning ordinances, easements and restrictions of record affecting said premises.

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 owning, holding or claiming by, through or under the said Grantor.