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O'Kelley & Sorohan, Attorneys at Law, LLC
1420 Peachtree Street NE, Suite 101
Atlanta, GA 30309
File No.: 11-055584-REG

STATE OF GA
COUNTY OF Fulton

LIMITED WARRANTY DEED

THIS INDENTURE, made on 11th day of April, 2016, between

Michael Z. Curry

(hereinafter referred to as "Grantor") and

James K. McKeon, Jr. and Betsy F. McKeon, as joint tenants with rights of survivorship

(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 53 of the 17th District of Fulton County, Georgia, being Lot 4, Block A of Hickory Hills Subdivision, as per plat thereof recorded in Plat Book 24, Page 25, Fulton County, Georgia Records, which plat is incorporated herein and made a part hereof by reference for a more detailed description.

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

Subject to all easements, rights of way, and restrictive covenants of record (hereinafter referred to as the "Exceptions").

TO HAVE AND TO HOLD the Premises, subject to the Exceptions, to the only proper use, benefit and behoof of Grantee, forever, in FEE SIMPLE, and Grantor will, subject to the Exceptions, 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.

IN WITNESS WHEREOF, Grantor has executed this instrument under seal, as of the date first above written.

Signed this 11th day of April, 2016 in the presence of:

[Signature]
Unofficial Witness

[Signature]
Michael Z. Curry

Notary Public
Commission expires: 7/10/17

