

Deed Book 67621 Page 22
Filed and Recorded 02/28/2024 09:51:00 AM
2024-0027372
Real Estate Transfer Tax \$740.00
CHÉ ALEXANDER
Clerk of Superior Court
Fulton County, GA
Participant IDs: 8274269752
7067927936

Return to:
O'Kelley & Sorohan, Attorneys at Law, LLC
2400 Lakeview Parkway, Suite 100
Alpharetta, GA 30009
File No.: 02-248040-NLT

Parcel No.: 22-3861-1209-048-2

Initial
AD

Initial
MD

STATE OF GEORGIA
COUNTY OF FULTON

LIMITED WARRANTY DEED

THIS INDENTURE, made on **26th day of February, 2024**, between

Pat Pinson Maddox AKA Gloria Patricia Maddox

(hereinafter referred to as "Grantor") and

Adam Diamond and Mary Diamond, 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 1209 of the 2nd District, 2nd Section of Fulton County, Georgia, being Lot 35, Block A, North Farm Subdivision, Unit 3, as per plat recorded in Plat Book 151, Page 87, Fulton County, Georgia Records, which plat is incorporated herein by this reference and made a part of this description.

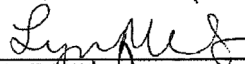
TOGETHER WITH all and singular the rights, members and appurtenances thereto (hereinafter collectively referred to as the "Premises"), the same being, belonging, or in anywise appertaining to the only proper use, benefit and behoof of Grantee.

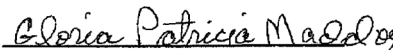
Subject to all easements, rights of way, and restrictive covenants of record (hereinafter referred to as the "Exceptions").

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, sealed and delivered
in the presence of:


Unofficial Witness


Pat Pinson Maddox AKA Gloria Patricia Maddox

Notary Public
Commission expires

