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Campbell & Brannon, LLC
Three Northwinds Center
2500 Northwinds Parkway, Suite 160
Alpharetta, GA 30009
File No.: CA210640J
(Phone No.: (770)521-1180)

Deed Book 63557 Page 644
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CATHELENE ROBINSON
Clerk of Superior Court
Fulton County, GA
Participant IDs: 1663542869
7067927936

APN/Parcel ID: 11-0533-0015-010-5

STATE OF GEORGIA
COUNTY OF FULTON

LIMITED WARRANTY DEED

THIS INDENTURE, made on **9th day of April, 2021**, between

Sherri A. Boresow and Steven J. Boresow

(hereinafter referred to as "Grantor") and

Sherri Ann Boresow, as Trustee U/A dated November 1, 2019

(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,

See Exhibit A attached hereto and made a part hereof.

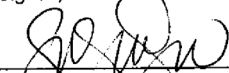
TOGETHER WITH all and singular the rights, members and appurtenances thereto (hereinafter collectively referred to as the "Premises"), the same being, belonging, or in anywise appertaining to the only proper use, benefit and behoof of Grantee. **THIS CONVEYANCE IS MADE SUBJECT TO THAT CERTAIN SECURITY DEED FROM GRANTOR TO AMERIS BANK OF EVEN DATE HERewith IN THE ORIGINAL PRINCIPAL AMOUNT OF \$215,000.00.**

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

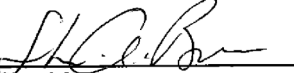
TO HAVE AND TO HOLD the Premises, subject to the Exceptions, to the only proper use, benefit and behoof of Grantee, as Joint Tenants with Rights of Survivorship, forever, in FEE SIMPLE, and Grantor will, subject to the Exceptions, warrant and forever defend the right and title to the Premises unto Grantee against the claims of all persons 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.

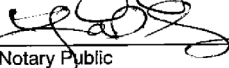
Signed, sealed and delivered in the presence of:



Unofficial Witness



Sherri A. Boresow



Notary Public
My Commission Expires: 2/2/2025
[Attach Notary Seal]



Steven J. Boresow



Initial
SAB

EXHIBIT "A"

All that tract or parcel of land lying and being in Land Lot F-15 of the 1st District, 1st Section in Fulton County, Georgia, being Lot 5 of Carriage Homes at River Farm as per plat recorded in Plat Book 174, Page 113, Fulton County, Georgia Records, which plat is hereby incorporated herein by reference.

Parcel ID: 11-0533-0015-010-5