

eFiled and eRecorded
DATE: 02/07/2022
TIME: 4:26 PM
DEED BOOK: 6037
PAGE: 234 - 235
FILING FEES: \$25.00
TRANSFER TAX: \$104.30
INTANGIBLE TAX: \$0.00
PARTICIPANT ID: 0872179815
PARTICIPANT ID: 7067927936
PT61: 022-2022-000644
RECORDED BY: WT
CLERK: Alan J. Lee
Carroll County, GA

Return Recorded Document to:

Tisinger Vance P.C.
100 Wagon Yard Plaza
Carrollton, GA 30117
File No. 32022M5680

**LIMITED
WARRANTY DEED**

**STATE OF GEORGIA
COUNTY OF CARROLL**

THIS INDENTURE made this 7th day of February, 2022, between **J. Harlan Lambert, Executor of The Estate of Christine Campbell Lambert**, of the County of Carroll, and State of Georgia, as party or parties of the first part, hereinunder called Grantor, and **R. Dale Properties, 401K PSP**, 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 213 of the 6th District of Carroll County, Georgia, described as follows: Beginning at a point 490 feet south of the northeast corner of the southeast fourth of Land Lot 213, and running south along the original line to the southeast corner of the southeast fourth of Land Lot 213; thence west along the original line to the southwest of the above-mentioned fourth of Land Lot 213; thence north along the west line of this tract to a point 490 feet south of the northwest corner of said southeast fourth of Land Lot 213; thence west parallel with the south line to starting point. containing thirty-one and three-fourths (31 3/4) acres, more or less.

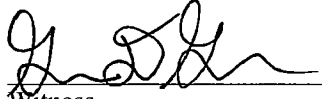
This Deed is given subject to all easements and restrictions of record.

TO HAVE AND TO HOLD the said tract or parcel of land, together 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.

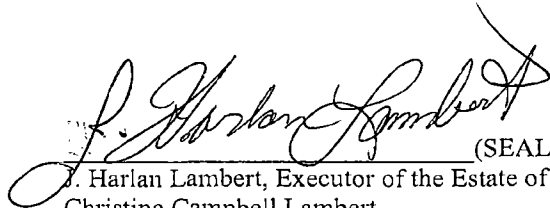
AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons by, through and under the above-named grantor.

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

Signed, sealed and delivered in presence of:



Witness



(SEAL)
J. Harlan Lambert, Executor of the Estate of
Christine Campbell Lambert



Notary Public

