

Return Recorded Document to:
Hartmanlaw, LLC
744 Noah Drive
Suite 110
Jasper, GA 30143
FILE #: J-21-828
Parcel Number: 025C 052

eFiled & eRecorded
DATE: 7/1/2021
TIME: 12:20 PM
DEED BOOK: 01281
PAGE: 00186 - 00188
RECORDING FEES: \$25.00
TRANSFER TAX: \$472.00
PARTICIPANT ID: 3270213572,7067927936
CLERK: Jennifer Jordan
Pickens County, GA
PT61: 1122021001612



**LIMITED
WARRANTY DEED**

STATE OF GEORGIA
COUNTY OF PICKENS

THIS INDENTURE made this **1st day of July, 2021**, between **Leonard M. Levy, David J. Levy, and Lisa Levy Keel** of the County of Pickens, and State of Georgia, as party or parties of the first part, hereinunder called Grantor, and **Madeline H. Huffines** 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 225 of the 5th District, 2nd Section, Pickens County, Georgia, being Lot 4505, Denny Ridge Section, Bent Tree Subdivision, as per plat recorded in Plat Book J, Page 81, Pickens County, Georgia Records, which plat is incorporated herein by reference and made a part of this description.

This Deed is given subject to all covenants, conditions, 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.

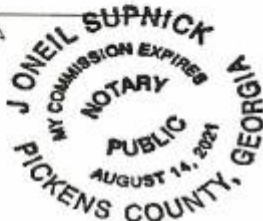
Signed, sealed and delivered in presence of:

Carrie Hatcher
Witness

Leonard M. Levy (SEAL)
Leonard M. Levy

David J. Levy (SEAL)
David J. Levy

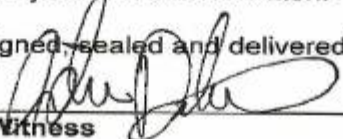
J. Oneil Supnick
Notary Public



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)
Lisa Levy Keel

