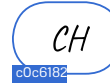


eFiled & eRecorded
DATE: 7/21/2023
TIME: 5:22 PM
DEED BOOK: 01371
PAGE: 00295
RECORDING FEES: \$25.00
TRANSFER TAX: \$344.00
PARTICIPANT ID: 2854316343
CLERK: Jennifer Jordan
Pickens County, GA
PT61: 1122023001592



Nancy Cochran Maddox
Attorney at Law, P.C.
23 Mary Street
Jasper, GA 30143
706-253-3707

STATE OF GEORGIA

COUNTY OF PICKENS

LIMITED WARRANTY DEED
Joint Tenants with Rights of Survivorship

THIS INDENTURE is made as of the 14th day of July, 2023 between Heather Spangler n/k/a Heather Long (hereinafter referred to as "Grantor") and Mark Hannah and Carolee Hannah, as joint tenants with rights of survivorship (hereinafter referred to as "Grantee") ("Grantor" and "Grantee" to include their respective successors, legal representatives and assigns where the context requires or permits).

WITNESSETH THAT, the said Grantor, in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency whereof are hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does hereby grant, bargain, sell, alien, convey and confirm unto said Grantees, for and during their joint lives, and, upon the death of either of them, in fee simple, together with every contingent remainder and right of reversion, and the heirs, successors and assigns, of the said survivor, the following described property, to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lot 258 of the 5th District and 2nd Section of Pickens County, Georgia, being Lot 501 of a portion of Sharp Top Mountain Section of Bent Tree Subdivision, as shown on plat of survey prepared by Otis G. Pauley, GRLS, dated January 7, 1974, and recorded in Plat Book 1, Page 22, Pickens County, Georgia Deed Records, which plat is incorporated herein and made a part hereof by reference thereto.

The above described property is conveyed subject to the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Bent Tree, dated March 19, 1987, and recorded in Deed Book 124, Page 220, Pickens County, Georgia Records, and as may be further supplemented and/or amended from time to time.

BEING the same property conveyed to Heather Spangler by Warranty Deed of R. Darr McKeown and Stacey A. McKeown, dated February 29, 2016, and recorded March 1, 2016, in Deed Book 1076, Page 653, Pickens County, Georgia Records.

TO HAVE AND TO HOLD the said bargained premises, together with all and singular the rights, privileges, easements, members, appurtenances belonging or thereunto appertaining, to the only proper use and benefit of the Grantees, for and during their joint lives, and upon the death of either of them, then to the survivor of them forever in FEE SIMPLE, together with every contingent remainder and right of reversion, and to the heirs, successors and assigns of said survivor.

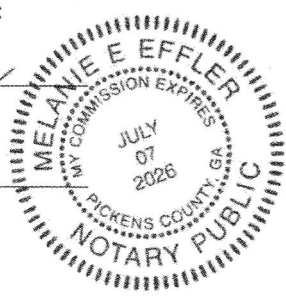
AND THE SAID GRANTOR for Grantor and its heirs, successors and assigns does hereby warrant that Grantor has good and marketable fee simple title to said property free of encumbrances and restrictions except as herein stated, and Grantor does and will warrant and defend the title to said premises against the claims of any persons owning, holding or claiming by, through or under Grantor.

EXECUTED under seal as of the date above.

Signed, sealed and delivered this 14th day
of July, 2023, in the presence of:

Witness

Notary Public



Heather Spangler n/k/a Heather Long