

Deed Book 55174 Pg 626
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Real Estate Transfer Tax \$243.00
Cathelene Robinson
Clerk of Superior Court
Fulton County, Georgia

Return to:
O'Kelley & Sorohan, Attorneys at Law, LLC
540 Lake Center Parkway, Suite 204
Cumming, GA 30040
File No.: 07-043266-REG

STATE OF Georgia
COUNTY OF DeKalb

LIMITED WARRANTY DEED

23rd

THIS INDENTURE, made on 16th day of June, 2015, between

Melissa V. Von Mock

(hereinafter referred to as "Grantor") and

**Eric W. Angel and Kelly O. Angel,
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 1256 of the 2nd District, 2nd Section, Fulton County, Georgia, being Lot 3, Block A, Unit One, Wedgewood Subdivision, as per plat recorded in Plat Book 169, page 83, Fulton County, Georgia Records, which plat is incorporated herein and made a part hereof by reference.

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

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:

[Signature]
Witness

[Signature]
Melissa V. Von Mock

Notary Public
Commission expires: _____

