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STATE OF GEORGIA  
COUNTY OF MADISON

### QUITCLAIM DEED WITH RIGHT OF SURVIVORSHIP

THIS INDENTURE, made this 18<sup>th</sup> day of August, 2023, between **Brian Barton**, of the County of Hall and State of Georgia as Grantor, and **Brian Barton and Melissa Barton** of the County of Hall and State of Georgia, as joint tenants with right of survivorship and not as tenants in common, as Grantees:

WITNESSETH, Grantor, for and in consideration of LOVE AND AFFECTION and other valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, by these presents does hereby remise, convey and forever quitclaim unto the Grantee all of his interest in the following described real estate: unto the said Grantees, for and during their joint lives, and, upon the death of either of them, then to the survivor of them, in fee simple, together with every contingent remainder and right of reversion, and to the heirs and assigns of the said survivor, all the following property, to-wit:

**ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN  
LAND LOT 138 OF THE 8TH DISTRICT OF HALL COUNTY, GEORGIA,  
AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**BEGINNING AT AN IRON PIN SET AT THE INTERSECTION OF THE  
NORTHWESTERLY RIGHT OF WAY LINE OF MOUNT SALEM**

CIRCLE (40-FOOT RIGHT OF WAY) AND THE SOUTHWESTERLY RIGHT OF WAY LINE OF WADE ORR ROAD (60-FOOT RIGHT OF WAY, FORMERLY VAN PUGH ROAD); RUNNING THENCE IN A SOUTHWESTERLY DIRECTION ALONG THE NORTHWESTERLY RIGHT OF WAY LINE OF MOUNT SALEM CIRCLE SOUTH 33 DEGREES 15 MINUTES 08 SECONDS WEST 49.55 FEET TO A POINT; RUNNING THENCE SOUTH 31 DEGREES 04 MINUTES 29 SECONDS WEST 269.98 FEET TO A POINT; THENCE LEAVING THE RIGHT OF WAY OF MOUNT SALEM CIRCLE AND RUNNING NORTH 46 DEGREES 32 MINUTES 39 SECONDS WEST 240.04 FEET TO A POINT; THENCE NORTH 26 DEGREES 28 MINUTES 05 SECONDS EAST 100.00 FEET TO AN IRON PIN SET; RUNNING THENCE NORTH 45 DEGREES 17 MINUTES 19 SECONDS WEST 607.27 FEET TO AN IRON PIPE FOUND; RUNNING THENCE NORTH 66 DEGREES 33 MINUTES 21 SECONDS EAST 229.32 FEET TO AN IRON PIN FOUND ON THE SOUTHWESTERLY RIGHT OF WAY LINE OF WADE ORR ROAD; RUNNING THENCE ALONG THE SOUTHWESTERLY RIGHT OF WAY LINE OF WADE ORR ROAD SOUTH 52 DEGREES 24 MINUTES 50 SECONDS EAST 100.69 FEET TO A POINT; THENCE ALONG SAID RIGHT OF WAY SOUTH 48 DEGREES 01 MINUTES 56 SECONDS EAST 73.52 FEET TO A POINT; THENCE ALONG SAID RIGHT OF WAY SOUTH 46 DEGREES 43 MINUTES 09 SECONDS EAST 73.07 FEET TO A POINT; THENCE ALONG SAID RIGHT OF WAY SOUTH 45 DEGREES 37 MINUTES 55 SECONDS EAST 123.31 FEET TO A POINT; THENCE ALONG SAID RIGHT OF WAY SOUTH 44 DEGREES 02 MINUTES 21 SECONDS EAST 60.58 FEET TO A POINT; THENCE ALONG SAID RIGHT OF WAY SOUTH 42 DEGREES 55 MINUTES 27 SECONDS EAST 74.40 FEET TO A POINT; THENCE ALONG SAID RIGHT OF WAY SOUTH 42 DEGREES 43 MINUTES 36 SECONDS EAST 87.06 FEET TO A POINT; THENCE ALONG SAID RIGHT OF WAY SOUTH 43 DEGREES 55 MINUTES 03 SECONDS EAST 63.24 FEET TO A POINT; THENCE ALONG SAID RIGHT OF WAY SOUTH 45 DEGREES 13 MINUTES 49 SECONDS EAST 65.28 FEET TO AN IRON PIN SET AT THE POINT OF BEGINNING, ALL AS SHOWN ON PLAT OF SURVEY DATED JUNE 16, 1999, PREPARED FOR JEREMY PAPE BY HENRY GRADY JARRARD, RLS# 1182, REFERRED TO AS LOTS 24, 25, 26, 27, 28, 29, 30 AND 58 OF THE JOHNSON SUBDIVISION, BEING THE SAME PROPERTY CONVEYED TO NANCY EUGENE WALTERS AND DANIEL WALTERS BY WARRANTY DEED DATED JUNE 17, 1985, RECORDED IN DEED BOOK 890, PAGE 47, HALL COUNTY, GEORGIA RECORDS, LESS AND EXCEPT PROPERTY CONVEYED TO HALL COUNTY, GEORGIA BY RIGHT OF WAY DEED RECORDED IN DEED BOOK 2801, PAGE 65, HALL COUNTY, GEORGIA RECORDS.

BEING THE SAME PROPERTY CONVEYED BY JEREMY R. PAPE TO

DAVE H. DAVIS AND ROY L. LACKEY ON FEBRUARY 14, 2005, BY DEED RECORDED IN BOOK 5231 PAGES 130-132 IN HALL COUNTY DEED RECORDS.

Subject to all easements, rights-of-way and restrictions of record.

THE PURPOSE OF THIS DEED is to establish the status of joint tenants with right of survivorship as defined and created by O.C.G.A 44-6-190.

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

And said Grantor will warrant and forever defend the right and title to the above-described property unto said Grantee against the claims of all persons whomsoever.

**GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.**

IN WITNESS WHEREOF, Grantor hand and seal is affixed hereto, individually or by duly authorized officers, the day and year first above-written.

Signed, sealed and delivered in the presence of:

  
Witness

 (SEAL)  
**Brian Barton**

Sworn to and subscribed before me,  
this 18<sup>th</sup> day of AUGUST, 2023.