

Miller & Associates, LLC
Georgia 400 Center
2400 Lakeview Parkway, Suite 175
Alpharetta, GA 30009
File No.: A230773S
(Phone No.: (678)528-2085)

Participant ID(s): 3658138007,
0848497841

BK 11094 PG 329 - 331

STATE OF GEORGIA
COUNTY OF FULTON
PARCEL ID NUMBER: 129 062

LIMITED WARRANTY DEED

THIS INDENTURE, made on this 15th day of September, 2023, between

Ann Vitala

(hereinafter referred to as "Grantor") and

Dayn Allen Kelley and Janiece Marie Kelley
As joint tenants with the right 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,

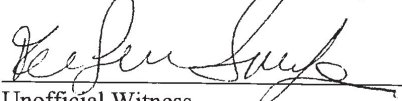
See Exhibit A attached hereto and made a part hereof.

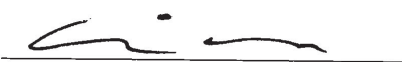
TOGETHER WITH all and singular the rights, members and appurtenances thereto (hereinafter collectively referred to as the "Premises"), the same being, belonging, or in anywise appertaining to the only proper use, benefit and behoof of Grantee.
Subject to all easements, rights of way, and restrictive covenants of record (hereinafter referred to as the "Exceptions").

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 persons 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:


Unofficial Witness



Notary Public
My Commission Expires: _____
[Attach Notary Seal]


Vitala Ann



EXHIBIT A

All that tract or parcel of land lying and being in Land Lot 157 of the 2nd District, 1st Section of Forsyth County, Georgia, and being Lot 4, Block A, of Manchester Court Subdivision, Unit 1, Phase 1, as per plat recorded in Plat Book 66, Pages 201-207, Forsyth County, Georgia records, which plat is incorporated herein and made a part hereof.

Parcel ID. 129 062