

Recording requested by:
Allen Law Group-Dana S. Fleming, PC

After Recording Return To:
Allen Law Group-Dana S. Fleming, PC
2550 Heritage Court Se Ste 100
Atlanta GA 30339

File Number: 23-GA-2898
Parcel ID: 19073500120

LIMITED WARRANTY DEED

THIS INDENTURE, made this 14th day of December, 2023 between **Deborah A. Walton and Melvin J. Walton**, of the State of Georgia, hereinafter collectively called Grantors, and **Latoya Skinner**, of the State of Georgia, hereinafter called Grantee (the words "Grantors" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH:

Grantors, for and in consideration of the sum of Ten Dollars (\$10.00), in hand paid at and before the sealing and delivery of these presents and other good and valuable consideration, the receipt whereof is hereby acknowledged, by these presents do grant, bargain, sell, align, convey and consign unto the Grantee, the following described real estate:

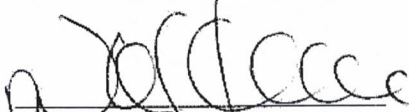
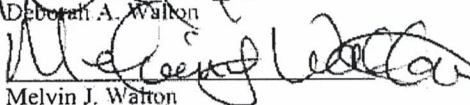
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 671, 672 AND 735 OF THE 19TH DISTRICT, 2ND SECTION, COBB COUNTY GEORGIA CONTAINING 1.680 ACRES AS SHOWN ON THAT CERTAIN PLAT OF SURVEY PREPARED FOR KATHY LAURIO BY MATTHEW M. WILSON (G.R.L.S. # 2728) DATED JULY 29, 2002 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE TRUE POINT OF BEGINNING, BEGIN AT A POINT LOCATED AT THE INTERSECTION OF SOUTHERLY RIGHT OF WAY OF THE SILVER COMET TRAIL (100 FOOT RIGHT OF WAY) AND THE SOUTHWESTERLY RIGHT OF WAY OF POWDER SPRINGS-DALLAS ROAD-STATE ROUTE 6 (100 FOOT RIGHT OF WAY); RUNNING THENCE NORTHWESTERLY ALONG THE SOUTHERLY RIGHT OF WAY OF THE SILVER COMET TRAIL A DISTANCE OF 92.36 FEET TO A POINT, ALSO BEING THE TRUE POINT OF BEGINNING; FROM SAID TRUE POINT OF BEGINNING; RUNNING THENCE NORTH 75 DEGREES 27 MINUTES 29 SECONDS WEST ALONG THE SOUTHERLY SIDE OF THE SILVER COMET TRAIL, A DISTANCE OF 584.38 FEET TO A POINT; THENCE LEAVING THE SILVER COMET TRAIL AND RUNNING SOUTH 24 DEGREES 32 MINUTES 17 SECONDS EAST A DISTANCE OF 341.97 FEET TO A POINT LOCATED ON THE NORTHERLY SIDE OF WARREN FARM ROAD (VARIABLE WIDTH RIGHT OF WAY); RUNNING THENCE NORTH 62 DEGREES 21 MINUTES 11 SECONDS EAST ALONG THE NORTHERLY RIGHT OF WAY OF WARREN FARM ROAD A DISTANCE OF 110.0 FEET TO A POINT; RUNNING THENCE NORTH 62 DEGREES 21 MINUTES 11 SECONDS EAST ALONG THE NORTHERLY RIGHT OF WAY OF WARREN FARM ROAD A DISTANCE OF 60.48 FEET TO A POINT; RUNNING THENCE NORTH 62 DEGREES 06 MINUTES 21 SECONDS EAST ALONG THE NORTHERLY RIGHT OF WAY OF WARREN FARM ROAD A DISTANCE OF 57.79 FEET TO A POINT; RUNNING THENCE NORTH 66 DEGREES 15 MINUTES 15 SECONDS EAST ALONG THE NORTHERLY RIGHT OF WAY OF WARREN FARM ROAD A DISTANCE OF 36.92 FEET TO A POINT; RUNNING THENCE AN ARC DISTANCE OF 187.51 FEET ALONG THE NORTHERLY RIGHT OF WAY OF WARREN FARM ROAD TO A POINT (SAID ARC BEING SUBTENDED BY A CHORD BEARING NORTH 89 DEGREES 11 MINUTES 0 SECONDS EAST A DISTANCE OF 185.05 FEET AND HAVING A RADIUS OF 333.73 FEET) THENCE LEAVING THE RIGHT OF WAY OF WARREN FARM ROAD AND RUNNING NORTH 03 DEGREES 49 MINUTES 18 SECONDS EAST A DISTANCE OF 40.82 FEET TO A POINT, ALSO BEING THE TRUE POINT OF BEGINNING.

TO HAVE AND TO HOLD the said tract or parcel of land, 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 party of the second part, his heirs and assigns, forever, in FEE SIMPLE.

AND THE GRANTOR will warrant and forever defend the right and title to the above described property, unto the Grantee, against the claims of all persons owning, holding or claiming by, through or under the said Grantor.

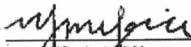
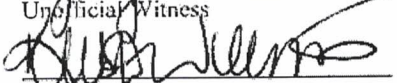
IN WITNESS WHEREOF, we, the said, **Grantor**, hereunto set by hands and seals this 14 day of December 2023.


Deborah A. Walton

Melvin J. Walton

STATE OF GEORGIA
COUNTY OF DEKALB

Signed, sealed and delivered before me, this 14th day of December 2023

Personally Known
 Produced Identification
Type and # of ID DL


Unofficial Witness

Signature Notary



Name of Notary Typed, Stamped, or Printed
Notary Public, State of Georgia