
  
Rebecca Keaton

Clerk of Superior Court Cobb Cty. Ga.

**Record and Return to:**

 Sparks|King|Watts|Reddick, LLC  
3475 Dallas Highway, Bldg. 300, Ste. 320  
Marietta, GA 30064  
Order No.: GA-WSC180044PUR

**LIMITED WARRANTY DEED**

12  
STATE OF GEORGIA  
COUNTY OF COBB

THIS INDENTURE, made this 12th day of February, 2018, between

**Miriam G. Shipp**

as party or parties of the first part, hereinafter called Grantor, and

**David Allen**

as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH: That Grantor, for and in consideration of the sum of TEN AND 00/100's DOLLARS (\$10.00) and other good and valuable consideration in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee, the following described property, to wit:

All that tract or parcel of land lying and being in Land Lots 671 and 672 of the 19th District, 2nd Section, Cobb County, Georgia, being Parcel "B" containing 3.744 acres, as shown on that survey for Lessie Shipp dated 12/5/79 and recorded in Plat Book 74, Page 163, Cobb County, Georgia Records, which plat is hereby referred to and made a part hereof by this reference.

Parcel 19067200040

This is the same property as conveyed by Martin Jewell Shipp to Miram G. Shipp dated January 7, 2007, as recorded in Deed Book 14440, page 3988, Cobb County, Georgia records on January 17, 2007, which incorrectly referenced the parcel as Parcel "A".

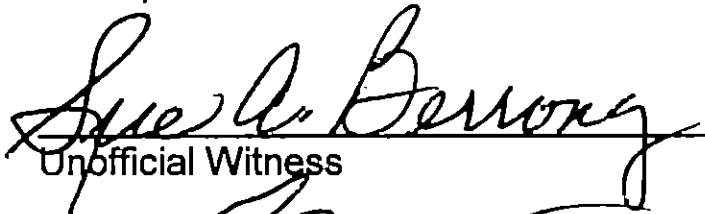
Subject to all easements and restrictions of record.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee, forever in FEE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described Property unto the said Grantee against the lawful claims and demands of all persons claiming by, through or under the above named Grantor, but against none other.

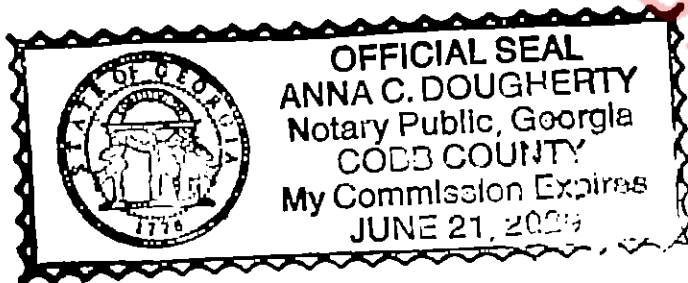
IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal this day and year first above written.

Signed, sealed and delivered  
in the presence of:

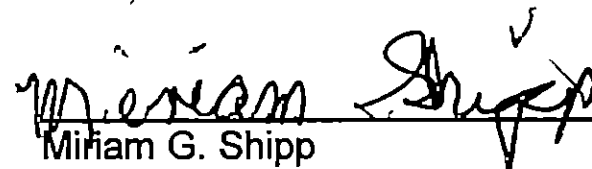
  
\_\_\_\_\_  
Unofficial Witness

\_\_\_\_\_  
Notary Public  
My Commission Expires: \_\_\_\_\_

[Notary Seal]



GRANTOR:

  
\_\_\_\_\_  
Miriam G. Shipp (Seal)

Unofficial Copy