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JUDY ODUM
CLERK OF COURT
UNION COUNTY

Judy Odum

REAL ESTATE TRANSFER
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LIMITED WARRANTY DEED WITH SURVIVORSHIP

STATE OF GEORGIA

COUNTY OF UNION

THIS INDENTURE, made the 16th day of April, 2020, between Teddy W. Hart and Shirley Hart, party of the first part, and James P. Legatt and Edwin L. Legatt and Barbara A. Legatt, as joint tenants with survivorship and not as tenants in common, party of the second part,

WITNESSETH That: the said party of the first part, for and in consideration of the sum of TEN AND 00/100 DOLLARS (\$10.00) and other goods and valuable considerations in hand paid, at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the said party of the second part, his heirs and assigns, all that tract or parcel of land

See Exhibit "A" attached hereto and made a part hereof.

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 SAID party of the first part, for his heirs, executors and administrators, will warrant and forever defend the right and title to the above described property, unto the said party of the second part, his heirs and assigns, against claims of all persons owning, holding or claiming by, through or under the said party of the first part.

IN WITNESS WHEREOF, the said party of the first part has hereunto set his hand and seal, the day and year above written.

Signed, sealed and delivered in the presence of:

Teddy W. Hart (Seal)
Teddy W. Hart
Shirley Hart (Seal)
Shirley Hart

Lynne B. Smith
Unofficial Witness
Liberia Kumbi
Notary Public



EXHIBIT "A"

All that tract or parcel of land lying and being in the 16th District, 1st Section, Land Lots 15 & 12, Union County, Georgia, containing 0.903 acres, more or less, being identified as Lot Six (6) of Laurel Glen Subdivision, on a plat or survey prepared by Rochester & Associates, Inc. dated 6/7/93, recorded in Plat Book 31, Page 36, Office of the Clerk of Superior Court of Union County, Georgia, and said plat is incorporated herein by reference hereto for a full and complete description of the property.

Subject to a roadway easement as shown on said plat.

Subject to restrictions recorded in Deed Book 213, Pages 15-17, Union County records.

Subject to an easement to Blue Ridge Mountain EMC as recorded in Deed Book 206, Page 689, Union County records.

Grantor also conveys to grantee a non-exclusive perpetual easement for the use of the subdivision roads for ingress and egress to the above property.

Subject to all ordinances, easements and restrictions of record.