

E-Filed By:
Spalding County Clerks Office
Clerk of Courts Debbie L. Brooks
05/14/2025 04:12 PM
Deed Book: 05326
Page: 0322-0324
\$25.00 Base Filing Fee
\$24.00 PT-61 Tax
PT61:126-2025-001156

Prepared By:
Weissman PC
3500 Lenox Road, 4th Floor
Atlanta, GA 30326

File No.: W-T-02776-25-IN

Parcel ID: 227-01023E

LIMITED WARRANTY DEED

**STATE OF GEORGIA
COUNTY OF FULTON**

THIS INDENTURE, made this 9th day of May, 2025 by and between **David Middlebrooks, Sr.**, as party or parties of the first part, hereinafter called Grantor, and **Griffin Brothers Investments LLC, a Georgia Limited Liability Company**, 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 DOLLARS AND NO/100 (\$10.00) AND OTHER VALUABLE CONSIDERATIONS 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:

SEE ATTACHED EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF BY REFERENCE HERETO

THIS CONVEYANCE is made subject to all zoning ordinances, easements and restrictions of record affecting said described property.

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, only to the 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 claims of all persons claiming by, through, or under Grantor herein.

Deed (Limited Warranty)

W-T-02776-25-IN

IN WITNESS WHEREOF, the Grantor has signed and sealed this Deed, on the date and year above written.

Signed, sealed and delivered
in the presence of:

Shirley Williams
Unofficial Witness

David Middlebrooks, Sr. (Seal)
David Middlebrooks, Sr.

Robert Horlick
Notary Public

My Commission Expires: 4/10/28

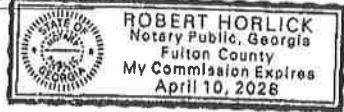


EXHIBIT "A"

File No.: W-T-02776-25-IN

All that tract or parcel of land lying and being in Land Lot 9 of the 3rd District, of Spalding County, Georgia, being Parcel 1 consisting of 3.499 Acres more or less, as per Plat thereof recorded in Plat Book 28, page 185, Spalding County, Georgia, records, which Plat is incorporated herein and made a part hereof by reference for a more detailed description.

FOR INFORMATIONAL PURPOSES ONLY: Said property being known as 481 Swint Road according to the present system of numbering in Spalding County, Georgia.

Deed (Limited Warranty)

W-T-02776-25-IN