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Deed Book 55481 Pg 496
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2015-0287052
Real Estate Transfer Tax \$985.00
Cathelene Robinson
Clerk of Superior Court
Fulton County, Georgia

DS JB DS AB

LIMITED WARRANTY DEED

STATE OF GEORGIA
COUNTY OF FULTON

File #: 15-390

This Indenture made this 8th day of October, 2015 between Jeffery Myers and Mary Myers, of the County of FULTON, State of Georgia, as party or parties of the first part, hereinafter called Grantor, and James K. Barrentine, 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 NO/100 AND OTHER VALUABLE CONSIDERATION (\$10.00) DOLLARS 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:

All that tract or parcel of land lying and being in Land Lot 360 of the 6th District, of Fulton County, Georgia, being part of Lot 24, Block A of River Oaks Subdivision, Unit Three, as per Plat thereof recorded in Plat Book 171, page 97, Fulton County, Georgia, records, which Plat is incorporated herein and made a part hereof by reference for a more detailed description, and being more particularly described as follows:

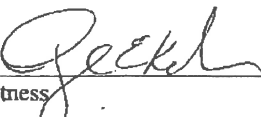
SEE ATTACHED EXHIBIT A


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 Grantee forever in FEE SIMPLE.

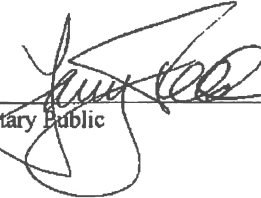
AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee and his heirs and assigns and against the claims of all persons owning holding or claiming by, through or under Grantor.

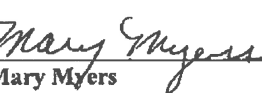
IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal this day and year first above written.

Signed, sealed and delivered in the presence of:

Witness 

 (Seal)
Jeffery Myers


Notary Public

 (Seal)
Mary Myers

Larry Feldman
NOTARY PUBLIC
DeKalb County, GEORGIA
My Comm. Expires November 30, 2018

Deed Book 55481 Pg 497
Cathelene Robinson
Clerk of Superior Court
Fulton County, Georgia

The Legal Description below is attached hereto and made a part of that certain Security Deed in favor of Silverton Mortgage Specialists ,Inc. from James K. Barrentine dated October 8, 2015.

Loan No. 62506

EXHIBIT "A"

All that tract or parcel of land lying and being in Land Lot 360 of the 6th District, of Fulton County, Georgia, being part of Lot 24, Block A of River Oaks Subdivision, Unit Three, as per Plat thereof recorded in Plat Book 171, page 97, Fulton County, Georgia, records, which Plat is incorporated herein and made a part hereof by reference for a more detailed description, and being more particularly described as follows:

BEGINNING at an iron pin placed on the northwesterly right-of-way of Lazy Oaks Court (having a 44-foot right-of-way) a distance of 276.41 feet northeasterly as measured along the northwesterly right-of-way line of Lazy Oaks Court, and following the curvature thereof, from its intersection with the northeasterly right-of-way line of Misty Oaks Drive (having a 50-foot right-of-way); from said Point of Beginning, run thence north 60 degrees 25 minutes 40 seconds west a distance of 134.69 feet to rebar found on the westerly line of said Lot 24; running thence along the westerly line of said Lot 24 north 22 degrees 26 minutes 02 seconds west 193.89 feet to a rebar found at the westernmost corner of said Lot 24; running thence along the northerly line of said Lot 24 south 77 degrees 52 minutes 58 seconds east 277.71 feet to an iron pin placed on the westerly right-of-way line of Lazy Oaks Court; running thence southerly and southwesterly as measured along the westerly and northwesterly right-of-way line of Lazy Oaks Court, and following the curvature thereof, an arc distance of 205.76 feet (said arc being subtended by a chord bearing south 23 degrees 13 minutes 06 seconds west for a distance of 203.91 feet) to the POINT OF BEGINNING; and being improved property known as 8410 Lazy Oaks Court, according to the present system of numbering property in the City of Sandy Springs, Fulton County, Georgia. The above-described property is more particularly shown and delineated on survey by Solar Land Surveying Company bearing the seal of John W. Stanzilis, Jr., G.R.L.S. #2109, dated 11/17/2009, reference to which survey is hereby made for a more complete description.

And being the same property conveyed to Jeffery Myers and Mary Myers by virtue of a warranty deed dated December 15, 2009 and recorded at Deed Book 48666, Page 411, Fulton County, Georgia records.

