

Record and Return to:
Weissman PC
5909 Peachtree Dunwoody Road, Suite 100
Atlanta, GA 30328

File No.: NF106-19-1694-RC

Parcel ID: 22-4330-1173-016-2

LIMITED WARRANTY DEED

**STATE OF GEORGIA
COUNTY OF FULTON**

THIS INDENTURE, made this 13th day of December, 2019 by and between **Jaimee B. Shapiro and Justin S. Shapiro**, as party or parties of the first part, hereinafter called Grantor, and **Richard Barnett and Christy Barnett**, as JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP and not as tenants in common, 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, as joint tenants and not as tenants in common, for and during their joint lives, and upon the death of either of them, then to the survivor of them in FEE SIMPLE together with every contingent remainder and right of reversion, and to the heirs and assigns of said survivor.

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.

THIS CONVEYANCE is made pursuant to Official Code of Georgia Section 44-6-190, and is the intention of the parties hereto to hereby create in Grantee a joint tenancy estate with right of survivorship and not as tenants in common.

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

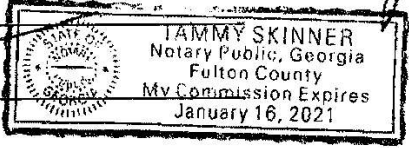
Signed, sealed and delivered
in the presence of:

[Signature]
Unofficial Witness

[Signature] (Seal)
Jaimie B. Shapiro

Notary Public

My Commission Expires:



Signed, sealed and delivered
in the presence of:

[Signature]
Unofficial Witness

[Signature] (Seal)
Justin S. Shapiro

Notary Public

My Commission Expires:

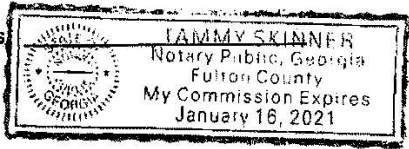


EXHIBIT "A"

File No.: NF106-19-1694-RC

All that tract or parcel of land lying and being in Land Lot 1173 of the 2nd District, 2nd Section of Fulton County, Georgia, as more fully shown on Survey prepared for Christy Barnett by Survey Land Express, Inc. Land Surveying Services, Eugene A. Stepanon, Georgia Registered Land Surveyor No. 3197, and being more particularly described as follows:

BEGINNING at a ½-inch rebar found on the northeasterly right-of-way of Mid-Broadwell Road (60-foot right-of-way) 196.60 feet northwesterly from the intersection of the northeasterly right-of-way of Mid- Broadwell Road and the westerly right-of-way of Meridian Street (50-foot right-of-way), as measured along the northeasterly right-of-way of Mid-Broadwell Road; running thence North 86 degrees 55 minutes 49 seconds West along the northeasterly right-of-way of Mid-Broadwell Road 565.37 feet to 1-inch open top pipe found; thence North 01 degree 31 minutes 20 seconds West 327.37 feet to a 1-inch open top pipe found; thence ; thence South 86 degrees 23 minutes 20 seconds East 540.94 feet to an iron pin found; thence South 05 degrees 53 minutes 37 seconds East 325.18 feet to a ½-inch rebar found on the northeasterly right-of-way of Mid-Broadwell Road and the POINT OF BEGINNING; as may be affected by Boundary Line Agreement recorded in Deed Book 8108, page 495, Fulton County, Georgia Records.

Being known as 1080 Mid-Broadwell Road, according to the present system of numbering property in the City of Alpharetta, Fulton County, Georgia.