

DOCH 004006
FILED IN OFFICE
7/6/2017 12:47 PM
BK=2047 PG=487-489
GLENDA SUE JOHNSON
CLERK OF SUPERIOR
COURT
GILMER COUNTY

Glenda Sue Johnson

REAL ESTATE TRANSFER TAX
PAID: \$0.00

For official use by Clerk's Office only **BT-61 061-2017-001535**

After filing, return to:
Elder Law Practice of David L. McGuffey, LLC
P.O. Box 2023
Dalton, Georgia 30722
(706) 428-0888

Quit Claim Deed

STATE OF GEORGIA
COUNTY OF GILMER

Address New Owner(s)

Roger D. Hamby
342 Zenith Trail
Ellijay, GA 30540

Send Tax Bills To

Roger D. Hamby
342 Zenith Trail
Ellijay, GA 30540

Map-Parcel

No.
3067U 035

THIS QUIT CLAIM DEED, made this 22 day of June, 2017, between **Rhonda R. Hamby**, party of the first part (hereinafter referred to individually, or collectively as the case may be, as "Grantor") and **Roger D. Hamby**, party of the second part (hereinafter referred to individually, or collectively as the case may be, as "Grantee"),

WITNESSETH:

Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, receipt and sufficiency of which is acknowledged by all parties, does hereby grant, bargain, sell and quit-claim unto Grantee, their heirs and assigns, all of Grantor's interest in the following described property, to wit:

SEE ATTACHED EXHIBIT "A" (the "Land")

TOGETHER WITH all buildings, structures, and improvements thereon and all rights, members, easements, and appurtenances appertaining to the Land and all rights, title, and interest of the Grantor in and to alleys, streets, and rights-of-way adjacent to or abutting the Land (the Land, together with the foregoing, is hereinafter referred to as the "Property" and is intended to have the same meaning as "real estate" as defined in

O.C.G.A. § 44-1-2); This includes a quitclaim of any and all interests Grantor has or may have by reason of marriage to Grantee including all rights, claims and interests of every kind, character and description whatsoever which she now has or may acquire in the future by virtue of her marriage, including but not limited to homestead and any interest in the above described real property as all or a part of an elective share of a surviving spouse as provided by the laws of the State of Georgia.

This Quitclaim Deed, however, is subject to all easements, restrictions, rights of way and other encumbrances of record. Further, this Quitclaim relates solely to Grantor's interest in said Property and does not extinguish or otherwise alter the rights of any other party claiming an interest in said property, except to the extent such other party claims an interest by virtue of Grantor's ownership.

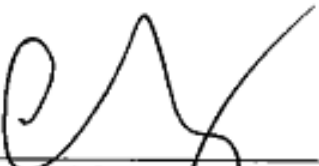
This Property is known as: Lot 295 Beaver Bend, Unit VI

GRANTOR AND GRANTEE ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THEM. GRANTEE(S) ALSO ACKNOWLEDGE THAT NO TITLE EXAMINATION HAS BEEN MADE AND THAT NO OWNERS TITLE INSURANCE IS BEING ISSUED ON THE PROPERTY COVERED IN THIS DEED AND THE ELDER LAW PRACTICE OF DAVID L. MCGUFFEY, LLC SHALL NOT HAVE ANY LIABILITY FOR THE STATUS OF TITLE TO THE PROPERTY OR FOR THE ACCURACY OF SUCH INFORMATION.

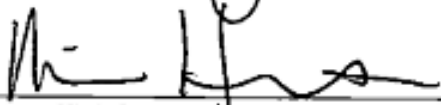
TO HAVE AND TO HOLD said Property, together with any and all of the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining to the only proper use, benefit and behoof of the Grantee, as outlined above so that neither Grantor nor any person or persons claiming under Grantor shall at any time, by any means or ways, have claim, or demand any right or title to the Property or appurtenances, or any rights thereof whatsoever, and, if there is more than one Grantee, then creating a tenancy in common.

IN WITNESS WHEREOF, Grantor has hereunto set his or her hand and seal, the day and year first written above.

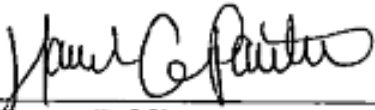
Signed, sealed and delivered
In the presence of:



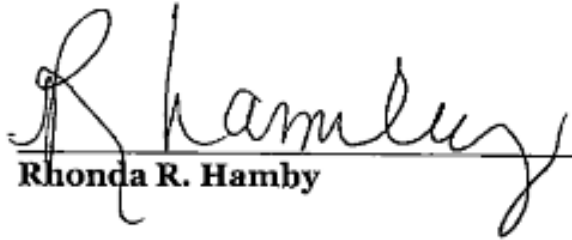
Unofficial Witness



Unofficial Witness



Notary Public
My commission expires: 9/24/18



Rhonda R. Hamby

Hannah G Painter
Notary Public
Whitfield County, Georgia
My Commission Expires
September 24, 2018

Exhibit A

(This deed is intended to describe the same property described in a Warranty Deed to Roger and Rhonda Hamby filed with the Clerk of Superior Court, Gilmer County, Georgia at Book 1678, page 161)

All that tract or parcel of land lying and being in Land Lot 115, 11th District, 2nd Section of Gilmer County, Georgia and being shown as LOT 295, BEAVER BEND, UNIT VI, as shown on plat of survey prepared by Burns L. Jeffries, GRLS #2036, recorded in Plat Book 10, page 74, Gilmer County, Georgia records. Said plat is incorporated herein by reference for a more complete and accurate legal description; together with all improvements, fixtures, shrubbery, including a single-family residence and appurtenances thereto.

This conveyance is subject to the Declaration of Covenants, Conditions and Restrictions for Beaver Bend, dated September 9, 1980, and recorded in Deed Book 98, page 101, and amended in Deed Book 111, page 713, Gilmer County Records.