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CLERK: Charles Baker, C.S.C Hall County, GA

After recording, return to: SCOTT A. BALL
STEWART, MELVIN & FROST, LLP
P.O. BOX 3280,
GAINESVILLE, GA 30503

LIMITED WARRANTY DEED

THIS INDENTURE is made this 29th day of June, 2022, between

SUTTON LEWIS SHIRLEY, III a/k/a S. L. SHIRLEY, III
and TESSA C. SHIRLEY
(hereinafter referred to as "Grantor")

and

WILBANKS FAMILY HOLDINGS, LLC
(hereinafter referred to as "Grantee")

("Grantors" and "Grantees" to include their respective heirs, successors, executors, administrators, legal representatives and assigns where the context requires or permits.)

WITNESSETH

GRANTORS, in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other valuable considerations, have granted, bargained, sold, aliened, conveyed and confirmed, and does hereby grant, bargain, sell, alien, convey and confirm unto Grantees the following described property, to wit:

SEE ATTACHED EXHIBIT "A"

TO HAVE AND TO HOLD the 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 Grantees forever in FEE SIMPLE.

AND GRANTORS WILL WARRANT and forever defend the right and title to the Land unto Grantees against the claims of all persons whomsoever claiming by, under, or through said Grantor.

EXECUTED under seal as of the date above.

Signed, sealed, and delivered
in the presence of:

Unofficial Witness

Notary Public

 (Seal)

SUTTON LEWIS SHIRLEY, III
a/k/a S. L. SHIRLEY, III

 (Seal)

TESSA C. SHIRLEY



EXHIBIT A
Description of Property

Tract I:

All that tract or parcel of land lying and being in Land Lots 119 and 129, 10th Land District, Hall County, Georgia, being shown as two separate parcels containing 22.68 acres and 12.92 acres as both are shown on that plat of survey prepared by Chris M. Patton, Georgia Registered Land Surveyor, dated January 16, 2001, recorded in Plat Book 794, Page 65-A, Hall County, Georgia Plat Records, which plat and record thereof are incorporated herein by reference for a more complete description of said properties, it being the intention of the parties that both of the above tracts are included in this legal description.

LESS AND EXCEPT from the above that 0.64 acre parcel in Land Lot 119 of the 10th Land District, Hall County, Georgia, being the northernmost portion of the 22.68 acre tract referenced above, and which 0.64 parcel is more particularly described in the deed from Sutton Lewis Shirley, III to Sosewood Property Group, LLC, dated October 30, 2020, and recorded in Deed Book 8632 Page 412 of the Hall County, Georgia Deed Records.

The above two tracts are a portion of **Tax Parcel 10-119-000-001** according to the 2022 system of numbering properties by the Hall County, Georgia Tax Assessor's office. Said property is conveyed together with and subject to all easements, covenants, and restrictions of record, if any.

Tract II:

All that tract or parcel of land lying and being in Land Lots 119 and 129, 10th Land District, Hall County, Georgia, containing 7.25 acres as shown on that plat, recorded in Plat Slide 270, Page 49-B, Hall County, Georgia Plat Records, which plat and record thereof are incorporated herein by reference for a more complete description of said property. This property is known as **4676 Shirley Road and Tax Parcel 10-119-000-002** according to the 2022 system of numbering properties by the Hall County, Georgia Tax Assessor's office. Said property is conveyed together with and subject to all easements, covenants, and restrictions of record, if any.