

000198

HALL COUNTY, Georgia  
Real Estate Transfer Tax

Paid \$ 52.30  
Date 8/25/99  
DWIGHTS. WOOD  
Clerk Superior Court  
By BB

Georgia, Hall County, Clerk Superior Court

Filed in office this 25 day of Aug.  
19 99 at 4:04 P. m. Recorded in  
Book 3547 Page (s) 198-199  
this 26 day of Aug 19 99  
DWIGHTS. WOOD, CLERK, by BB

2807, 4068

File:

027774

Return to: T. Treadwell Syfan  
Stewart, Melvin & Frest, LLP  
P. O. Box 3200  
Gainesville, Georgia 30501

WARRANTY DEED

GEORGIA, COUNTY OF HALL.

THIS INDENTURE, made this 20th day of August in the Year of Our Lord One Thousand Nine Hundred and Ninety-Nine between **REGINALD COCHRAN** of the State of Georgia and County of Hall (hereinafter called "GRANTOR"), and **STEVEN M. CRUMLEY AND HOLLY V. CRUMLEY** of the State of Georgia and County of Hall (hereinafter called "GRANTEE"),

WITNESSETH: That the said GRANTOR, for and in consideration of the sum of TEN DOLLARS (\$10.00) AND OTHER VALUABLE CONSIDERATION, in hand paid at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the said GRANTEE the following described property, to-wit:

Property described on Exhibit "A" attached hereto and by reference made a part hereof.

By acceptance of this deed the Grantees agree to assume and comply with the agricultural or timberland property covenant agreement recorded in Deed Book 3243, page 340, Hall County Deed Records.

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 against the claims of all persons whomsoever.

WHEREVER there is a reference herein to the GRANTOR or the GRANTEE, the singular includes the plural and the masculine includes the feminine and the neuter, and said terms include and bind the heirs, executors, administrators, successors and assigns of the parties hereto.

IN WITNESS WHEREOF, the said GRANTOR has hereunto set his hand and seal, the day and year above written.

Signed, sealed and delivered in presence of:

Treadwell Syfan  
Unofficial Witness

Virginia L. Lynn  
Notary Public  
County, Georgia

My Commission Expires:

(SEAL)

Reginald Cochran (SEAL)  
REGINALD COCHRAN



000199

EXHIBIT "A"

All that tract or parcel of land lying and being in Land Lot 128, 12th District, Hall County, Georgia, and being that certain 9.499 acre tract shown on plat of survey of the property of Reginald Cochran, dated July 23, 1993, revised August 9, 1999, prepared by Farley-Collins Associates, Registered Surveyors, and said property being more particularly described as follows:

BEGINNING at an iron pin set on the original land lot line dividing Land Lots 128 and 129, said pin being located 333.91 feet East along said land lot line from the intersection of said land lot line with the Eastern right-of-way of Forrester Road, and running thence along said land lot line South 88 degrees 30 minutes 15 seconds East 858.89 feet to a point; thence South 10 degrees 39 minutes 30 seconds West 337.62 feet to a point; thence South 4 degrees 9 minutes 6 seconds West 96.7 feet to a point; thence South 4 degrees 22 minutes 14 seconds West 255 feet to a point; thence along the Northern right-of-way of a driveway easement containing a 10-foot wide gravel drive South 84 degrees 44 minutes 22 seconds West 50.56 feet to a point; thence North 83 degrees 52 minutes 47 seconds West 54.16 feet to a point; thence North 78 degrees 23 minutes 09 seconds West 41.80 feet to a point; thence North 68 degrees 52 minutes 05 seconds West 49.95 feet to a point; thence North 60 degrees 14 minutes 49 seconds West 70.65 feet to a point; thence North 76 degrees 19 minutes 46 seconds West 60.88 feet to a point; thence North 70 degrees 54 minutes 43 seconds West 53.03 feet to a point; thence North 60 degrees 22 minutes 31 seconds West 58.45 feet to a point; thence North 51 degrees 31 minutes 50 seconds West 59.15 feet to a point; thence North 50 degrees 17 minutes 49 seconds West 39.91 feet to a point; thence North 47 degrees 11 minutes 35 seconds West 45.49 feet to a point; thence North 47 degrees 16 minutes 31 seconds West 49.32 feet to a point; thence North 42 degrees 33 minutes 43 seconds West 56.64 feet to a point; thence North 32 degrees 41 minutes 41 seconds West 50.79 feet to a point; thence North 25 degrees 41 minutes 02 seconds West 56.63 feet to a point; thence North 27 degrees 53 minutes 56 seconds West 21.19 feet to an iron pin corner on the Oliver property line; thence North 09 degrees 15 minutes 18 seconds West 271.11 feet to the point of beginning.

Also conveyed to Grantee is a permanent perpetual non-exclusive easement for the purpose of ingress and egress to use and enjoyment of a gravel driveway, said easement being 50 feet in width and leading from Forrester Road to the property of Cheryl Askew, as shown on said plat of survey. Said easement is the same easement conveyed in Warranty Deed from Wallace J. Askew, Sr. to Reginald Cochran, dated August 17, 1993, recorded in Deed Book 2014, pages 21-22, Hall County Deed Records.

50'  
EASEMENT