

Deed Doc: ESTD
Recorded 02/05/2021 10:56AM
Camie W. Thomas
Clerk Superior Court, JACKSON County
Ga.
Bk 0093Z Pg 0166-0170
Georgia Transfer Tax Paid : \$52.00
Penalty: \$0.00
Interest: \$0.00
0782021000516
Participants: 2722571621

eFiled and eRecorded
DATE: 02/05/2021
TIME: 2:42 PM
DEED BOOK: 8722
PAGE: 129 - 133
FILING FEES: \$25.00
TRANSFER TAX: \$248.00
PARTICIPANT ID: 2722571621
PT61: 069-2021-001120
RECORDED BY: CH
CLERK: Charles Baker, C.S.C
Hall County, GA

JAMES M. WALTERS
Attorney at Law
311 Green Street, Ste 103
Gainesville, GA 30501
(770) 536-9264

ADMINISTRATOR DEED

STATE OF GEORGIA

COUNTY OF HALL

THIS INDENTURE, made and entered into this the 18th day of December, in the year of our Lord Two Thousand and Twenty, between MELANIE BARR CAREY & HARLEY CLINTON BARR, II AS ADMINISTRATORS OF THE ESTATE OF PHILLIP MALCOLM CRONIC A/K/A PHILIP MALCOLM CRONIC of the State of Georgia, and County of Hall, as the duly appointed, qualified and constituted Administrators of the Estate of PHILLIP MALCOLM CRONIC A/K/A PHILIP MALCOLM CRONIC, deceased, late of Hall County, Georgia, in the State of Georgia, party of the First Part, and JAMES E. SIMPSON PROPERTIES, LP party of the Second Part.

WITNESSETH: That said party of the First Part, MELANIE BARR CAREY & HARLEY CLINTON BARR, II, execute this instrument as the Administrators of the Estate of PHILLIP MALCOLM CRONIC A/K/A PHILIP MALCOLM CRONIC deceased, late of Hall County, Georgia, the administrator was appointed by the Probate Court of Hall County, Georgia, pursuant to and by virtue of the power and authority vested in them by said Court, does

for and in consideration of the sum of **THREE HUNDRED THOUSAND AND NO/100 DOLLARS**, in hand paid at and before the sealing and delivery of these presents, the receipt and sufficiency whereof is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents, does grant, bargain, sell and convey unto the said Grantees, by virtue of the powers granted, the following described property, to-wit:

EXHIBIT "A" ATTACHED HERETO AND MADE A PART OF THIS DEED

NOW, the said party of the First Part, in consideration of the premises, and for and in consideration of the sum of **THREE HUNDRED THOUSAND AND NO/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 and conveyed, and hereby does grant, bargain, sell and convey unto the said party of the Second Part and their heirs, executors, administrators and assigns, the said described land, with all the rights, members and appurtenances thereunto belonging or in any wise appertaining to them and their own proper use, benefit and behoof forever, in as full and ample manner as the same was possessed and enjoyed by the said **PHILLIP MALCOLM CRONIC A/K/A PHILIP MALCOLM CRONIC**, deceased, during her lifetime.

SIGNATURES ON FOLLOWING PAGE

IN WITNESS WHEREOF, the said party of the First Part has hereunto set their hands and seals, the day and year first above written.

Melanie Barr Carey (SEAL)
MELANIE BARR CAREY

Harley Clinton Barr, II (SEAL)
HARLEY CLINTON BARR, II

AS ADMINISTRATORS OF THE ESTATE OF
PHILLIP MALCOLM CRONIC A/K/A PHILIP
MALCOLM CRONIC

Signed, sealed and delivered
in the presence of:

[Signature]
Unofficial Witness

[Signature]
Notary Public

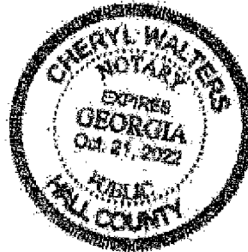


EXHIBIT 'A'**TRACT 1**

All that tract or parcel of land lying and being Candler G.M.D. #1385 Hall County and Jackson County, GA and being shown and delineated on Plat of Survey prepared for ESTATE OF ZOMA LOU CLARK CRONIC by Henry Bailey Ga. Reg. Sur. dated December 23, 1998 and being shown as Tract 1, being 16.934 acres Hall County, GA and the 6.823 acre Tract as shown on said plat located in Jackson County, GA. Said plat is recorded in the Clerk's Office of the Superior Court of Hall Co GA in Plat Slide 763 page 202A and recorded in the Clerk's Office of the Superior Court of Jackson Co. GA in Plat Book 54 page 31. There is a total of 23.757 acres with 16.934 acres in Hall County and 6.823 acres in Jackson Co. GA. Said plats and the records thereof are herein incorporated for a full and complete legal description.

TRACT 2

All the following property, to wit: lying and being in the Candler District (GLLD 1385) of Hall County, Georgia, consisting of 8.193 acres, more or less, according to a plat prepared by Henry Bailey, Georgia Registered Surveyor No. 1586, dated October 26, 1976 and being more particularly described according to said plat as follows:

Commencing at the intersections of the Right of Way of Georgia State Highway No. 60 and Georgia State Highway No. 332, thence approximately 1.05 miles as measured along the southeast Right of Way of Georgia Highway No. 332 to an iron pin corner located on the Right of Way being the point of Beginning; thence N 44-34 E- 295.90 feet to an iron pin corner located on the Right of Way of Georgia State Highway No. 332 and the southwest side of graded road; thence S 33-56 E- 85.07 feet to a point thence S 44-04 E- 52.18 feet to a point; thence S 80-11 E- 64.04 feet to an iron pin set on the southwest side of said graded road and in the centerline of a gully; thence along the centerline of a gully in a generally southeasterly direction, but with the following cord bearings and distances, S 58-43 E- 126.49 feet; thence S 39-49 E- 112.64 feet; thence S 58-07 E- 130.40 feet; thence S 87-18 E- 49.16 feet; thence S 35-48 E- 143.90 feet to an iron pin; thence leaving the centerline of said gully and running S 28-13 W- 619.99 feet to an iron pin corner; thence 31-35 W- 927.35 feet to an iron pin corner being the Point of Beginning.

Reference is hereby made to a Recording in the Superior Clerk of Hall County Court in Deed Book 1106, Page 185-186

RE: Administrators Deed
Recorded Deed Book 932,
Page 166, Jackson Co. GA.

AFFIDAVIT

Comes now, James M. Walters, a practicing attorney in the State of Georgia and states as follows:

1.

I prepared the above referenced Administrators Deed.

2.

The above referenced Administrators Deed references property located in Jackson County and Hall County, GA. The majority of said property being located in Hall County, GA. The total value of the property is \$300,000.00. \$52,000.00 is for the Jackson Co. GA property. Therefore \$52.00 transfer tax is paid on Jackson Co. and \$248.00 will be paid on the Hall Co, GA property.

3.

Said Deed has been recorded in Jackson County, GA in Deed Book 932, pages

166

This 5 day of February, 2021.

Sworn to and subscribed
before me this 5 day
of February, 2021.

Brannan Greene

Notary Public



J. M. Walters

JAMES M. WALTERS