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 DEED BOOK 8917 PAGES 699 - 702
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 RECORDED BY: EAR
 CLERK: Charles Baker, C.S.C Hall County, GA

Return to:  Tanner Pittman, LLC
 145 E. Magnolia Ave., Ste. 206
 Auburn, AL 36830

EXECUTOR'S DEED

STATE OF GEORGIA,
 COUNTY OF TROUP.

This indenture, made this 12th day of September, 2013, between

Carole M. Freeman, as Executrix of the Last Will and Testament of **AGNES A. MOORE**, deceased, late of Hall County, Georgia, Grantor, and

CAROLE M. FREEMAN, individually,

of Troup County, Georgia, Grantee (the terms "Grantor" and "Grantee" to include the masculine or feminine, singular or plural or the respective heirs, successors, successors-in title, executors, legal representatives and assigns of the parties where the context requires or permits)

WITNESSETH THAT:

WHEREAS, Agnes Allison Moore died a resident of Hall County, Georgia on the 27th day of September, 2007, leaving a Last Will and Testament, which has been probated in solemn form in said County at the regular term of Court of Probate thereof; and

WHEREAS, under the terms of Item IX of said Will, the Executor was granted the power to sell property of the Decedent by reference to former Georgia Code § 53-12-232, which provides in pertinent part that "[t]he following powers may be incorporated by reference, as provided by this article: . . . (2) To sell, exchange, give options upon, partition, or otherwise dispose of any property or interest therein which the fiduciary may hold from time to time, with or without order of court, at public or private sale or otherwise, upon such terms and conditions, including credit, and for such consideration as the fiduciary shall deem advisable, and to transfer and convey the property or interest therein which is at the disposal of the fiduciary, in fee simple absolute or otherwise, free of all trust; the party dealing with the fiduciary shall not be under a duty to follow the proceeds or other consideration received by the fiduciary from the sale or exchange . . ."; and

WHEREAS, there is no specific devise of the herein described real property in the said Will; and

TANNER PITTMAN, LLC
 210 West Broome Street
 LaGrange, Georgia 30240
 706-884-3155 (ph.)
 706-407-0545 (fax.)
 www.tannerpittmanlaw.com

WHEREAS, the undersigned has duly qualified as Executrix of the Estate of the said William Ernest Moore and is now administering the estate under the terms of said Will pursuant to Letters Testamentary dated November 27, 2007; and

WHEREAS, the remaining assets of the Estate are sufficient to pay any and all outstanding debts;

NOW, THEREFORE, the undersigned, Executrix of the will of the deceased, by the power conferred by the said Will, and every other power, and for \$10 paid at and before the sealing and delivery of this instrument, and for other valuable consideration, the receipt and sufficiency of which is acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey to the Grantee the real property described in Exhibit "A", attached hereto and by this reference made a part hereof,

To have and to hold the property, together with all and singular the rights, members and appurtenances thereof, to the same belonging or in any way appertaining, to the only proper use and benefit of grantee to same extent and manner as was held by the deceased.

In witness of the above, Grantor has signed, sealed and delivered this deed on the date written above.

WITNESS my hand and seal, this 12th day of September, 2013.

Carole M. Freeman (SEAL)
CAROLE M. FREEMAN, as Executrix
under the Last Will and Testament
of William Ernest Moore

Signed, sealed and delivered this 12th
day of September, 2013 in the presence of:

TANNER PITTMAN, LLC
210 West Broome Street
LaGrange, Georgia 30240
706-884-3155 (ph.)
706-407-0545 (fax.)
www.tannerpittmanlaw.com

[Signature]
Unofficial Witness
Angela Brown Hall
Notary Public



My Commission expires July 17, 2015

. . .

EXHIBIT "A"

[Parcel 1: Antioch Campground Road property]

All that tract or parcel of land, with all improvements thereon, lying and being in Land Lots 83 and 96 of the 10th Land District, Hall County, Georgia, containing 48.99 acres, being more particularly shown and delineated according to a plat for Ernest Moore, dated March 22, 1990, revised May 8, 1990, prepared by Farley-Collins & Associates, Georgia Registered surveyors, which plat is incorporated herein by reference for a more complete description and all other legal purposes.

Said property fronts on the north on Antioch Campground Road, on the east on Looper Lake Road and on the south on Allison Road.

A copy of the above-referenced plat is recorded in Plat Book 145 page 114-115 of the Hall County, Georgia Plat Records.

[Parcel 2: N.E. Walker Street property]

All that tract or parcel of land, together with all improvements thereon, lying and being in the City of Gainesville, Hall County, Georgia, and being a part of Lot No. 3 of the survey of the property of Mrs. Violet M. Leverett, prepared by Farley-Collins & Associates, Registered Surveyor, dated March 9, 1964, recorded in Plat Book 31, Page 176, of the Hall County Records, and as more fully shown on a survey of the property of John T. Lackey, Jr., prepared by Farley-Collins & Associates, Registered Surveyor, dated July 20, 1965, recorded in Plat Book 34, Page 100, of the Hall County Records and being more fully described according to the said Farley-Collins Survey as follows:

Beginning at an iron pin corner on the northeasterly right of way of Walker Street, which beginning corner is located in a northwesterly direction 635.2 feet from the center line of Virginia Avenue as measured along the east side of Walker Street; and running thence from said beginning corner north 31 degrees 20 minutes west along the right of way of Walker Street 107 feet to an iron pin corner; thence running north 58 degrees 35 minutes east 203.7 feet to an iron pin corner; thence running south 31 degrees 20 minutes east 112.4 feet to an iron pin corner; thence running south 60 degrees 00 minutes west 203.7 feet to the point of beginning on the right of way of Walker Street and being the same property described and conveyed in a Warranty Deed from Allen B. Doveton to John T. Lackey, Jr., dated September 14, 1964, recorded in Deed Book 290, Page 357 of the Hall County Records.

• 1 •

LESS AND EXCEPT that small strip off the rear of the property of John T. Lackey, Jr. conveyed by John T. Lackey, Jr. to Allen B. Doveton and as more fully shown on a survey of the property of John T. Lackey, Jr. prepared by Henry Grady Jarrard, Registered Surveyor, dated January, 1969, recorded in Plat Book 47, Page 253, of the Hall County Deed Records.

TANNER PITTMAN, LLC
210 West Broome Street
LaGrange, Georgia 30240
706-884-3155 (ph.)
706-407-0545 (fax.)
www.tannerpittmanlaw.com

WARRANTY DEED

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State of Georgia, Hall County

THIS INDENTURE, Made the 8th day of February In the year of our Lord One Thousand, Nine Hundred and Eighty-Eight between J.B. SMITH

of the county of Lumpkin and State of Georgia of the First Part, and

WESLEY MARTIN and ANGELA MASSENGILL

Hall and State of Georgia of the county of of the Second Part WITNESSETH: That the said Party of the First Part for and in consideration of the sum of TEN (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION DOLLARS 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 Parties of the Second Part their heirs and assigns, all the following described property, to wit:

All that lot, tract or parcel of land lying, situate and being in Land Lot 96 of the 10th Land District of Hall County, Georgia and being 6.21 acres, as shown by a plat entitled, "Property of Billy J. Martin", prepared by Farley-Collins Associates, Georgia Registered Land Surveyors, dated June 9, 1980, recorded in Plat Book 83, page 87, Hall County, Georgia Plat Records, and said plat is by reference made a part hereof.

This being the same property conveyed by Quit Claim Deeds from Mary Roark Hulsey, Fred Roark and Billy J. Martin as Executor of the Last Will and Testament and Estate of Hubert J. Martin, deceased to Billy J. Martin dated May 23, 1980, recorded in Deed Book 716, pages 550-552, Hall County, Georgia Deed Records and being shown as Tract 5 and also by a Quit Claim Deed from J.D. Hulsey to Billy J. Martin dated May 23, 1980, recorded in Deed Book 716, pages 547-549, Hall County, Georgia Deed Records and being shown as Tract 5.

HALL COUNTY, Georgia Real Estate Tax

Paid \$ 60.00 Date Feby. 9, 1988 DWIGHT S. WOOD Clerk of Superior Court By Margaret R. Vance

TO HAVE AND TO HOLD The said above granted and described property, with all and singular the rights, members and appurtenances thereunto appertaining to the only proper use, benefits, and behoof of said parties of the Second Part their heirs, executors, administrators and assigns in FEE SIMPLE; and the said party of the First Part his heirs, executors, administrators and assigns the said bargained property above described unto the said parties of the Second Part their heirs, executors, administrators, and assigns against the said Party of the First Part his heirs, executors, administrators, and assigns and all and every other person or persons shall and will and hereby warrant and defend by virtue of these presents.

In Witness Whereof, the said Party of the First Part has hereunto set his hand and affixed his seal, and delivered these presents, the day and year first above written. Signed, sealed and delivered in the presence of

Jay A. Hillman Unofficial Witness

Carelyn Hunt 2-8-88 Notary Public Hall County, Georgia

Stamp: Hall Superior Court, Clerk's Office, Filed for record at PUBLIC, Recorded in Deed Book 1184 Page 338, Feby. 9, 1988, February 10, 1988, Dwight S. Wood, Clerk

J.B. SMITH (Seal) Allene Wood Allene Wood (Seal) Attorney in Fact for J.B. Smith (Seal) Harold Sheinut (Seal) Attorney in Fact for J.B. Smith

Pd. 56w.

WARRANTY DEED 196

GEORGIA, County of Hall

This INDENTURE, Made this 2d day of September in the Year of Our Lord One Thousand Nine Hundred and Eighty-Six between

L. G. Brackett of the State of Georgia and County of Hall (hereinafter called "GRANTOR"), and Lamar Collins 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 and No/100 (\$10.00) and other valuable consideration----- DOLLARS, 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:

All that tract or parcel of land lying and being in Land Lot 96 of the 10th District, Hall County, Georgia, and being more particularly described as follows:

BEGINNING at an iron pin located on the western right of way of Looper Lake Road, which iron pin is located 132.66 feet from the intersection of said right of way with the centerline of Allison Road; thence running north 89 degrees 13 minutes 51 seconds west 394.54 feet to an iron pin; thence running south 00 degrees, 09 minutes 36 seconds west 100.00 feet to an iron pin; thence running south 89 degrees 13 minutes 51 seconds east 425 feet, more or less, to an iron pin located on the westerly right of way of Looper Lake Road; thence running along said right of way in a northwesterly direction 100.00 feet, more or less, to the BEGINNING POINT. Said property being bounded on the north by property now or formerly owned by Grantee; on the east by Looper Lake Road; on the south by property formerly owned by Clyde Allison; and on the west by property now or formerly owned by Moore.

HALL COUNTY, Georgia Real Estate Transfer Tax Paid \$ 5.00 Date Sept. 2, 1986 DWIGHT S. WOOD Clerk of Superior Court By Margaret S. Young

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:

Lynn Bonds Unofficial Witness

L. G. Brackett (SEAL)

Notary Public, State of Georgia, My Commission Expires: 7/2/87 Date signed by Notary: 9/2/86



GEORGIA, HALL COUNTY, CLERK SUPERIOR COURT FILED IN OFFICE THIS 2 DAY OF Sept. 1986 AT 4:50 P.M. RECORDED IN BOOK NO. 1018 PAGE 196 THIS 3 DAY OF Sept. 1986 DWIGHT S. WOOD, Clerk T.S.M.H.

WARRANTY DEED

State of Georgia, HALL County

THIS INDENTURE, Made the 11th day of June in the year of our Lord One Thousand, Nine Hundred and Eighty-Five between

L. G. BRACKETT

of the county of Hall and State of Georgia of the First Part, and

THOMAS LAMAR COLLINS

Hall and State of Georgia of the county of the Second Part
WITNESSETH: That the said Part y of the First Part for and in consideration of the sum of ---TEN (\$10.00) AND OTHER VALUABLE CONSIDERATION----- DOLLARS in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, ha s granted, bargained, sold, aliened, conveyed, and confirmed, and by these presents do es grant, bargain, sell, alien, convey and confirm unto Part y of the Second Part his heirs and assigns, all the following described property, to wit:

All that lot, tract or parcel of land lying, situate and being in Land Lot 96 of the 10th Land District of Hall County, Georgia, and more particularly described as follows:

BEGINNING AT A POINT on the Western right of way of Looper Lake Road which point is located 332.66 feet from the intersection of the Western right of way of Looper Lake Road as extended with the centerline of Allison Road and running thence in a Northwesterly direction 400 feet, more or less, to a point on the line common to the property herein conveyed and property of Ernest Moore; thence North 00° 09' 36" East 100 feet to an iron pin; thence South 88° 33' 07" East 366.46 feet to an iron pin on the Western right of way of Looper Lake Road; thence along the Western right of way of Looper Lake Road a Southeasterly direction 100 feet to the point of beginning.

Said property is bounded on the North by property of Ray Wood, on the East by Looper Lake Road, on the South by other property of L. G. Brackett, and on the West by property of Ernest Moore.

HALL COUNTY, Georgia Real Estate Transfer Tax

Paid \$5.00 Date June 11, 1985 DWIGHT S. WOOD Clerk of Superior Court By J. James

TO HAVE AND TO HOLD The said above granted and described property, with all and singular the rights, members and appurtenances thereunto appertaining to the only proper use, benefits, and behoof of said part y of the Second Part his heirs, executors, administrators and assigns in FEE SIMPLE; and the said part y of the First Part his heirs, executors, administrators and assigns the said bargained property above described unto the said Part y of the Second Part his heirs, executors, administrators, and assigns against the said Part y of the First Part his heirs, executors, administrators, and assigns and all and every other person or persons shall and will and hereby warrant and defend by virtue of these presents.

In Witness Whereof, the said Part y of the First Part ha s hereunto set his hand and affixed his seal, and delivered these presents, the day and year first above written.

Signed, sealed and delivered in the presence of

[Signature] Unofficial Witness

[Signature] L. G. BRACKETT (Seal)

[Signature] Notary Public

County, Georgia My Commission Expires 1-4-86

Clerk's Office, Hall Superior Court.

Filed for record at 10:20 o'clock A.M.

June 11 1985

Recorded in Deed Book 888, Page 41

June 12 1985

Dwight S. Wood Clerk

pd. + Mail L.G. Brackett 7 Dunlap St. Gainesville, Ga 30601

EXHIBIT "A"

All that lot, tract or parcel of land lying situate and being in Land Lot 96 of the 10th Land District of Hall County, Georgia, and being the property as shown on a plat entitled, "Property of Ray Wood", dated May 17, 1984, prepared by Henry Grady Jarrard, Georgia Registered Land Surveyor, and more particularly described as follows:

BEGINNING at an iron pin corner on the Western right-of-way of Looper Lake Road which iron pin is located 232.66 feet from the intersection of the Western right-of-way of Looper Lake Road as extended with the center line of Allison Road and running thence North $88^{\circ} 33' 07''$ West 366.46 feet to an iron pin; thence North $00^{\circ} 09' 36''$ East 200 feet to an iron pin; thence South $86^{\circ} 22' 07''$ East 304.27 feet to an iron pin on the Western right-of-way of Looper Lake Road; thence along the Western right-of-way of Looper Lake Road South $20^{\circ} 01' 37''$ East 100 feet to a point; thence South $16^{\circ} 11' 15''$ East 100 feet to the beginning iron pin corner.

CANCELLED ON THE RECORD

This

4 day of

Aug 19 87

Dwight S. Clark

Clerk

IN THE PROBATE COURT OF TROUP COUNTY
STATE OF GEORGIA

IN RE: ESTATE OF)
)
CAROLE MOORE FREEMAN,) ESTATE NO. 2021-16
DECEASED)

LETTERS TESTAMENTARY
[Relieved of filing returns]

At a regular term of probate court, the last will and testament dated April 23, 2012
(and codicil(s) dated _____) of the above-named decedent, who was
domiciled in this county at the time of his or her death or was domiciled in another state but owned
property in this county at the time of his or her death, was legally proven in solemn form to be the
Decedent's Will and was admitted to record by order, and it was further ordered that
Allison Lee Hartley Arrington, named as executor(s) in said Will, be
allowed to qualify, and that upon so doing, letters testamentary be issued to such executor(s).

THEREFORE, the executor(s), having taken the oath of office and complied with all
necessary prerequisites of the law, is/are legally authorized to discharge all the duties and exercise
all powers of executor(s) under the Will of said decedent, according to the Decedent's Will and
the law.

Given under my hand and official seal, the 17th day of February, 2021.

Deldene Wade
Judge of the Probate Court

Note: The following must be signed if the
judge does not sign the original of
this document:

Issued by:

Clerk of the Probate Court

CERTIFIED COPY
STATE OF GEORGIA
COUNTY OF TROUP
As Clerk of the Probate Court of Troup County, Georgia, I do hereby
certify that I have compared the foregoing copy with the original thereof,
now remaining in this office. This document consisting of 1 pages is
hereby certified to be a true copy of the original document on file in the
Probate Court at Troup County, GA and that the same remain in full
force and effect.
In witness whereof, I have hereunto set my official signature and
the SEAL of this Court, this 19th day of February, 2021.
Clerk, Probate Court Amanda Vance (SEAL)
Troup County, Georgia