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RETURN TO: ANGELA GRANT CLARK
P.O. BOX 611
DAHLONEGA, GA 30533



WARRANTY DEED

STATE OF GEORGIA
COUNTY OF HALL

THIS INDENTURE, made this 21st day of December in the Year of Our Lord Two Thousand and Eighteen, between Marcus Tillman Allen, as party of the first part, and Marcus Tillman Allen and Rhonda Lee Allen as Trustees of the Marcus T. and Rhonda L. Allen Revocable Trust dated the 7th day of December, 2018, as party of the second part,

WITNESSETH, That the said party of the first part, for and in consideration of the sum of TEN DOLLARS (\$10.00) AND OTHER VALUABLE CONSIDERATIONS in hand paid at and before the sealing and delivery of these present, the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed, and by these present does grant, bargain, sell and convey unto said party of the second part, their successors and assigns, the following described property:

**SEE EXHIBIT 'A' ATTACHED HERETO
AND MADE A PART HEREOF BY REFERENCE**

TO HAVE AND TO HOLD the said bargained premises, together 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 party of the second part, their successors and assigns, forever, in fee simple.

And the said party of the first part, for his heirs, executors and administrators, will warrant and forever defend the right and title of the above-described property unto the said party of the second part, their successors and assigns, against the claims of all persons whomsoever.

IN WITNESS WHEREOF, the said party of the first part have hereunto set hand and affixed seal, the day and year first above written.

Signed, this 21st day of December, 2018,
in the presence of:

Sylvia V. Thomas
Unofficial Witness

M T Allen (SEAL)
Marcus Tillman Allen

Angela G. Clark
Notary Public
State of Georgia



A title search was not requested or performed.

EXHIBIT A

TRACT ONE: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 80, 10TH DISTRICT, HALL COUNTY, GEORGIA AND BEING FULLY DESCRIBED BY A PLAT PREPARED BY CHRIS M. PATTON, GEORGIA REGISTERED LAND SURVEYOR, DATED MAY 27, 2004: AND AS PER SAID PLAT, THE PROPERTY CONTAINS 0.97 ACRES, MORE OR LESS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE POINT OF BEGINNING, BEGIN AT THE CENTERLINE OF THE INTERSECTION OF SHORT ROAD AND SARDIS ROAD; THENCE NORTH 73 DEGREES 17 MINUTES 23 SECONDS EAST 500.76 FEET TO A ½" REBAR SET BEING THE POINT OF BEGINNING; THENCE ALONG SHORT ROAD A CHORD BEARING OF NORTH 54 DEGREES 12 MINUTES 33 SECONDS EAST A CHORD LENGTH OF 79.21 FEET, A RADIUS OF 503.22, AND AN ARC LENGTH OF 79.29 TO A POINT; THENCE NORTH 49 DEGREES 57 MINUTES 36 SECONDS EAST 20.84 FEET TO A ½" REBAR SET; THENCE LEAVING SHORT ROAD SOUTH 48 DEGREES 47 MINUTES 58 SECONDS EAST 365.18 FEET TO A ½" REBAR SET; THENCE SOUTH 01 DEGREES 51 MINUTES 25 SECONDS WEST 79.52 FEET TO A ½" REBAR SET; THENCE NORTH 61 DEGREES 49 MINUTES 46 SECONDS WEST 318.65 FEET TO A ½" REBAR SET; THENCE NORTH 33 DEGREES 03 MINUTES 11 SECONDS WEST 131.06 FEET TO A ½" REBAR SET BEING THE POINT OF BEGINNING. SAID PLAT IS HEREBY INCORPORATED BY REFERENCE.

TRACT TWO: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 80, 10TH DISTRICT, HALL COUNTY, GEORGIA AND BEING FULLY DESCRIBED BY A PLAT PREPARED BY CHRIS M. PATTON, GEORGIA REGISTERED LAND SURVEYOR, DATED MAY 27, 2004: AND AS PER SAID PLAT, THE PROPERTY CONTAINS 0.98 ACRES, MORE OR LESS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE POINT OF BEGINNING, BEGIN AT THE CENTERLINE OF THE INTERSECTION OF SHORT ROAD AND SARDIS ROAD; THENCE NORTH 70 DEGREES 00 MINUTES 14 SECONDS EAST 595.73 FEET TO A ½" REBAR SET BEING THE POINT OF BEGINNING; THENCE ALONG SHORT ROAD NORTH 49 DEGREES 57 MINUTES 34 SECONDS EAST 27.56 FEET TO A POINT; THENCE SOUTH 47 DEGREES 51 MINUTES 55 SECONDS WEST 92.96 FEET TO A POINT; THENCE NORTH 46 DEGREES 55 MINUTES 24 SECONDS EAST 37.57 FEET TO A ½" REBAR FOUND; THENCE LEAVING SHORT ROAD SOUTH 42 DEGREES 18 MINUTES 04 SECONDS EAST 241.76 FEET TO A ½" REBAR SET; THENCE SOUTH 01 DEGREES 51 MINUTES 25 SECONDS WEST 167.57 FEET TO A ½" REBAR SET; THENCE NORTH 48 DEGREES 47 MINUTES 58 SECONDS WEST 365.18 FEET TO A ½" REBAR SET BEING THE POINT OF BEGINNING.