

Probate Court Return Mailing Address:

**HALL COUNTY PROBATE COURT**  
Hall County Courthouse Annex  
116 Spring Street  
Gainesville, Georgia 30501

FILED & RECORDED 06/01/2021 10:29 AM  
DEED BOOK 8837 PAGES 389 - 392  
FILING FEES: \$25.00  
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RECORDED BY: JP  
CLERK: Charles Baker, C.S.C Hall County, GA

*(Above space to be used for filing in Superior Court Clerk's Office of Deeds and Records)*

**IN THE PROBATE COURT OF HALL COUNTY  
STATE OF GEORGIA**

IN RE:

ALVIN PAUL HICKS,  
DECEASED

)  
)  
)  
)

ESTATE NO. E-20-565

**CERTIFICATE OF ORDER OF YEAR'S SUPPORT  
(Pursuant to O.C.G.A. § 53-3-11)**

DATE ORDER GRANTED: May 28, 2021

GRANTOR: *[NAME OF DECEDENT]* ALVIN PAUL HICKS

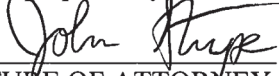
GRANTEE: *[FULL NAME OF EACH PERSON AWARDED YEAR'S SUPPORT. The Surviving Spouse and/or all minor child(ren) of the decedent]*  
Joan W. Hicks

ADDRESS OF GRANTEE:

4841 Cagle Road, Lula, Georgia 30554

Original Certificate delivered or mailed to Clerk of Superior Court of Hall County on June 1st, 2021.

Certificate prepared by



SIGNATURE OF ATTORNEY  
OR PETITIONER

State Bar # 950226

I do hereby certify that the above information is based on the Order of the Probate Court issued on the date set out above and that the above information is true and correct.

By:   
Clerk of the Probate Court

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Legal Description of Real Property and Interest Therein:

**TRACT ONE:**

All that tract and parcel of land lying and being in Hall County, Georgia, and being more particularly described as follows:

That tract or parcel of land bounded on the south side by Southern Railroad right-of-way, a distance of 303.43 feet, by the land of Alvin Hicks on the Northwest side, a distance of 191.05 feet, and bounded on the Northeast side by the land of Alvin Hicks, said parcel of land also being described as Parcel No. 33 in a D.O.T. right-of-way map, Project F-013-1 (29), Hall County, Sheet No. 18, dated 9-30-77, the same property being located in G.M.D. 1690, L.D. #9. (Said tract contains ½ acre-Southern Railroad Bridge to Cagle Road down Railroad back to Bridge )

This is the same property described in Deed Book 1116, page 134, Hall County, Georgia Deed Records.

**TRACT TWO:**

All that tract and parcel of land lying and being in Land Lot 84 of the 9<sup>th</sup> District and in the 1690<sup>th</sup> GMD of Hall County, Georgia, containing .2536 acres, being the .2536 acre parcel shown on a plat prepared for James C. and Genie F. Monaghan by James Robert Cheatham, registered surveyor, dated November 26, 1993, and revised April 21, 1994, recorded on Slide 345, page 46-A, Hall County, Georgia Plat Records. There are two (2) .2536 acre parcels shown on said plat, and this deed conveys the triangular parcel owned by Grantors with a northern line along Cagle Road of 69.39 feet and 106.68 feet; a southern line of 234.65 feet; and an eastern line of 98.63 feet. Reference to said plat and the record thereof is hereby made for a more complete description of said property.

This is the same property described in Deed Book 2218, page 198, Hall County, Georgia Deed Records.

**TRACT THREE:**

All that tract and parcel of land lying and being in the Lula Militia District of Hall County, Georgia, containing 4.8 acres of land, more or less, and more particularly described as follows:

Beginning at an iron pin on the Old Gainesville-Lula Highway at the old right of way of the Southern Railway Company, and running thence in a Northeasterly direction two hundred feet (200), more or less, to a rock corner at the property line of Mose Gordon; thence, South along the line of Mose Gordon to an iron pin at the new right-of-way of the Southern Railway Company; thence, in a Westerly direction to an iron pin on the Old Gainesville-Lula Highway; thence, North along the Old Gainesville-Lula Highway to the beginning iron pin.

The property described herein is the property described in a Deed from L.C. Abernathy to Mr. and Mrs. C. Henry Hohn, dated August 22, 1961, and recorded in Deed Book 237, pages 549-550 of the Hall County, Georgia Deed Records and also is the same property described in a Quitclaim Deed from Mr. J. C. Pridham to Alvin P. Hicks and Joan W. Hicks, dated August 20, 1988, and recorded in Deed Book 1256, pages 154-155 of the Hall County, Georgia Deed Records.

Legal Description Cont.

**TRACT FOUR:**

All that tract and parcel of land lying and being in the 9<sup>th</sup> District Hall County, Georgia, consisting of 96.68 acres and being land lots 84, 85, 90, and 91 as shown on a plat prepared for Alvin P. Hicks and Joan W. Hicks by Jimmy D. Bullock, GRLS, and dated April 23, 2004 recorded on Plat Slide 841, page 86 of the Hall County, Georgia Plat Records. Reference to said plat is hereby made for a more complete description of said property.

LESS AND EXCEPT all that tract or parcel of land lying and being in Land Lot 91 of the 9<sup>th</sup> District, Hall County, Georgia, consisting of 2.69 acres and being more particularly described according to a survey by Jimmy D. Bullock, registered surveyor, dated April 23, 2004, as follows.

BEGINNING at a point located on the northwest side of the right-of-way of Cagle Road, said point lying north 36 degrees 10 minutes 54 seconds east 521.81 feet from the intersection of the right-of-way of Cagle and the northern right-of-way of the Norfolk-Southern Railroad, thence leaving the right-of-way of the said Cagle Road and running north 17 degrees 00 minutes 00 seconds west 450 feet to a point; thence north 58 degrees 14 minutes 11 seconds east 225.75 feet to a point; thence south 32 degrees 30 minutes 00 seconds east 400.00 feet to a point located on the northwest side of the right-of-way of Cagle Road; thence along said right-of-way the following courses and distances: south 52 degrees 30 minutes 13 seconds west 49.46 feet; south 54 degrees 04 minutes 15 seconds west 49.77 feet; south 55 degrees 22 minutes 07 seconds west 49.41 feet; south 55 degrees 49 minutes 10 seconds west 50.45 feet; south 52 degrees 23 minutes 13 seconds west 37.36 feet; south 49 degrees 43 minutes 02 seconds west 33.62 feet; south 48 degrees 42 minutes 24 seconds west 35.55 feet and south 48 degrees 11 minutes 48 seconds west 42.13 feet to a point located on the northwest side of the right-of-way of Cagle Road at the point of beginning.

**TRACT FIVE:**

All that tract or parcel of land lying and being in Land Lot 84 of the 9th District of Hall County, Georgia, containing 1 acre, more or less, as shown on a plat of survey for Philip and Jackie Shadle by Henry Grady Jarrard, Georgia Registered Land Surveyor dated March 12, 1987, and recorded in Plat Book\_\_\_\_, Page \_\_\_\_ of the Hall County records, which property is incorporated herein by reference and made a part hereof, and upon which plant said property is more fully in particularly described as follows:

COMMENCING at a point on the northern right of way of Cagle Road, which point is .58 mile East of the intersection of Julian Baugh Road, as measured along the northern right of way of Cagle Road and from said point of beginning; thence North 29° 16' 55" West 212.06 feet to a point; thence North 67° 47' 15" East 215.95 feet to a point; thence South 27° 45' 30" East 208.54 feet to a point on the northern right of way of Cagle Road; thence along said right of way South 71° 56' 08" West 92.77 feet to a point; thence South 63° 07' 00" West 117.86 feet to a point which point is the true point of beginning.

This is the same property as described in a warranty deed dated October 7th 1992 between Philip D. Shadle and Joan Hicks and being recorded in Deed Book 1865, Page 332 of the Hall County, Georgia deed records.

000595

044347

GEORGIA, HALL COUNTY, CLERK  
SUPERIOR COURT FILED IN OFFICE  
AND RECORDED IN BOOK 5173  
PAGE(S) 595-596 THIS IS  
DAY OF Dec 2004 AT 4:21 PM  
DWIGHT S. WOOD, CLERK BY DT  
32545

HALL COUNTY, Georgia  
Real Estate Transfer Tax

Paid \$ 0  
Date 12-15-04  
DWIGHT S. WOOD  
Clerk Superior Court  
By DT  
069-2004-002140

After recording, return to: James M. Coyle  
Stewart, Melvin & Frost, LLP  
P. O. Box 3280  
Gainesville, GA 30503



QUIT-CLAIM DEED

STATE OF GEORGIA, HALL COUNTY.

THIS INDENTURE, made the 14<sup>th</sup> day of December in the year Two Thousand and Four, between **ALVIN P. HICKS and JOAN W. HICKS**, as party or parties of the first part, hereinafter called Grantor, and **BIG HICKORY FARMS, LLC**, a Georgia Limited Liability Company, as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH: That Grantor for and in consideration of the sum of ONE AND NO/100 DOLLAR (\$1.00), cash in hand paid, the receipt of which is hereby acknowledged, has bargained, sold, and does by these presents bargain, sell, remise, release and forever quit-claim to Grantee all the right, title interest, claim or demand which the Grantor has or may have had in and to the following described real property, to wit:

Property described on Exhibit "A", attached hereto and incorporated herein by reference.  
with all the rights, members and appurtenances to the said described premises in anywise appertaining or belonging.

TO HAVE AND TO HOLD the said described premises unto the Grantee, so that neither the said Grantor, nor any other person or persons claiming under Grantor shall at any time claim or demand any right, title or interest to the aforesaid described premises or its appurtenances.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed the day and year above written.

Signed, sealed and delivered in presence of

Mary Mearl  
Witness

Alvin P. Hicks (SEAL)  
ALVIN P. HICKS

James M. Coyle  
Notary Public

Joan W. Hicks (SEAL)  
JOAN W. HICKS

Commission Expiration Date: 5/20/06

[NOTARIAL SEAL]

