

AFTER RECORDING, RETURN TO:

Taylor Rice  
Boling Rice LLC  
207 Pirkle Ferry Road  
Cumming, GA 30040  
#76453

Tax Parcel: 15032E002012A

STATE OF GEORGIA

COUNTY OF FORSYTH

eFiled and eRecorded

DATE: 10/02/2023  
TIME: 11:03 AM  
DEED BOOK: 9376  
PAGE: 430 - 432  
FILING FEES: \$25.00  
TRANSFER TAX: \$0.00  
PARTICIPANT ID: 2282170880  
PT61: 069-2023-006829  
RECORDED BY: TH  
CLERK: Charles Baker, C.S.C  
Hall County, GA

**LIMITED WARRANTY DEED**

THIS INDENTURE is made as of September 29, 2023, between Kevin Herbert (hereinafter referred to as "Grantor") and Fast Lube Solutions, LLC, a Georgia limited liability company (hereinafter referred to as "Grantee"), ("Grantor" and "Grantee" to include their respective heirs, successors, executors, administrators, legal representatives and assigns where the context requires or permits).

**WITNESSETH:**

GRANTOR, in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency whereof are hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and does hereby grant, bargain, sell, alien, convey and confirm unto Grantee the following:

**SEE EXHIBIT "A" ATTACHED HERETO**

TO HAVE AND TO HOLD, the 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 Grantee, forever in FEE SIMPLE.

AND GRANTOR WILL WARRANT and forever defend the right and title of the above described property unto Grantee against the claims of all persons claiming by, through or under Grantor.

EXECUTED under seal as of the date above.

Signed, sealed and delivered  
in the presence of:

Katie Ford  
Witness

W.D. N.  
Notary Public

Kevin Herbert  
Kevin Herbert (SEAL)

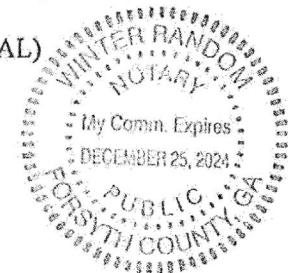


Exhibit "A"

All that tract or parcel of land lying and being in G.M.D. 411, Hall County, Georgia, being 6.85 acres as shown on an ALTA/NSPS Land Title Survey For Kevin Herbert & Chicago Title Insurance Company, dated April 30, 2019, as surveyed by Chris M. Patton, Registered Land Surveyor, being more particularly described as follows:

- To Arrive at the True Point of Beginning, commence at the intersection of the centerlines of Half Circle Drive and Athens Street; thence from said centerlines South 81 degrees 47 minutes 51 seconds East 455.25 feet to the True Point of Beginning; thence from said Point of Beginning North 40 degrees 33 minutes 07 seconds East 420.00 feet to a point; thence North 37 degrees 32 minutes 02 seconds West 100.00 feet to a point; thence North 52 degrees 27 minutes 58 seconds East 338.67 feet to a point; thence North 51 degrees 42 minutes 40 seconds West 420.00 feet to a point; thence North 32 degrees 10 minutes 29 seconds East 242.23 feet to a point; thence South 48 degrees 04 minutes 54 seconds East 832.70 feet to a point; thence South 60 degrees 16 minutes 24 seconds West 739.59 feet to a point; thence South 60 degrees 16 minutes 10 seconds West 296.39 feet to the Point of Beginning, said property being more fully described according to the above referenced survey which is incorporated herein by reference.

AND:

All that tract or parcel of land lying and being in the 411 GMD of Hall County, Georgia, being 2.20 acres designated as Lot 2 and 9.02 acres designated as Lot 3, as shown on a plat recorded in Plat Book 871, page 95, Hall County, Georgia records, said plat being incorporated herein by reference for a more complete description thereof.