

eFiled and eRecorded  
DATE: 02/04/2022  
TIME: 10:50 AM  
DEED BOOK: 9051  
PAGE: 670 - 672  
FILING FEES: \$25.00  
TRANSFER TAX: \$195.00  
INTANGIBLE TAX: \$0.00  
PARTICIPANT ID: 8846450835  
PARTICIPANT ID: 7067927936  
PT61: 069-2022-000985  
RECORDED BY: CH  
CLERK: Charles Baker, C.S.C  
Hall County, GA

**Record and Return to:**  
Lueder, Larkin & Hunter, LLC  
1325 Satellite Blvd NW  
Building 200, Suite 207  
Suwanee, GA 30024  
File No.: GA-SW-21-0493-PUR

### ADMINISTRATOR'S DEED

STATE OF GEORGIA  
COUNTY OF HALL  
APN/Parcel ID: 15007 000033

THIS INDENTURE, made this 2nd day of February, 2022, between

Hillary Cranford

as Administrator of the Estate of Annie Lee C. Griffin a/k/a Annie Lee Griffin, late of the State of Georgia and County of Hall, deceased,

as party or parties of the first part hereinafter called Grantor, and

Shadowstone Partners LLC

as party or parties of the second part hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, assigns, and successors where the context requires or permits).

WITNESSETH: That Grantor, (acting under and by virtue of the power and authority contained in the said Letters of Administration, the same having been duly administered and recorded in the Court of Probate of County, State of ) for and in consideration of the sum of TEN AND 00/100's DOLLARS (\$10.00) and other good and valuable consideration in hand paid at and before the sealing of these presents, the receipt whereof 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:

SEE EXHIBIT "A" ATTACHED HERETO.

Subject to all easements and restrictions of record.

TO HAVE AND TO HOLD the said tract or parcel of land, together with all and singular the rights, members and appurtenances thereof, to the same being and belonging, or in anywise appertaining, to the only proper use, benefit and behoof of Grantee forever in FEE SIMPLE: in as full and ample a manner as the same was held, possessed and enjoyed, or might have been held, possessed and enjoyed, by the said deceased.

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

Signed, sealed and delivered  
in the presence of:

SELLER:

Hanna Thomas  
Unofficial Witness

Hillary B Cranford (Seal)  
Hillary Cranford, Administrator

Ali Grant  
Notary Public  
My Commission Expires: 9/16/23  
[Notary Seal]



## EXHIBIT A

All those tracts or parcels of land deeded to Comer G Cagle by Mrs. Etta C. Hulse, J.O. Cagle, H.P. Cagle, W.J. Cagle, Mrs. Ila C. Baugh, Mrs. Lizzie C. Baugh, Wiley Cagle, Buford S. Cagle, Cooper Cagle, R.B. Cagle, Mrs. Blanche C. Harrison, by a warranty deed dated November 6, 1948 and recorded in Deed Book 116, Pages 429-431 of the Hall County, Georgia Deed Records.

Also, all that tract or parcel of land deeded to Comer Cagle by Mrs. Mary Elizabeth (W.O.) Baugh in a warranty deed dated October 6, 1956, and recorded in Deed Book 170, Pages 427-428 of the Hall County, Georgia Deed Records.

LESS AND EXCEPT: All that 16.3 acre tract of land deeded by Comer Cagle to Southern Railway Company by a warranty deed dated October 6, 1956, said deed being recorded in Deed Book 170, Pages 421-423 of the Hall County, Georgia Deed Records; all that tract of land deeded by Comer Cagle to Marion Cagle by a warranty deed dated October 6, 1956 and recorded in Deed Book 170, Pages 424-426 of the Hall County, Georgia Deed Records; all that tract of land being in the Glade District of Hall County, Georgia deeded by Comer G. Cagle to Georgia Kraft Company by warranty deed dated August, 1959, and recorded in Deed Book 206, Page 67 of the Hall County, Georgia Deed Records; all that 2.9 acre tract of land lying in the Lula District of Hall County, Georgia and deeded by Comer G. Cagle to Robert H. and Marjorie Cheshire by a warranty deed dated July 31, 1968, and recorded in Deed Book 378, Pages 530-531 of the Hall County, Georgia Deed Records; all that tract or parcel of land lying in the Lula District of Hall County, Georgia and deeded by Comer G. Cagle to Alvin Hicks by warranty deed dated March 29, 1971, and recorded in Deed Book 447, Page 315 of the Hall County, Georgia Deed Records; all that tract or parcel of land lying in the Lula District of Hall County, Georgia and deeded by Comer G. Cagle to Annielee Griffin by warranty deed dated May 14, 1971 and recorded in Deed Book 453, Pages 290-291 of the Hall County, Georgia Deed Records.

eFiled and eRecorded  
DATE: 06/17/2025  
TIME: 1:05 PM  
DEED BOOK: 9675  
PAGE: 333 - 334  
FILING FEES: \$25.00  
TRANSFER TAX: \$260.00  
PT61: 069-2025-004084  
RECORDED BY: JP  
CLERK: Mark Pettitt  
Hall County, GA

250297RT  
Russell C Petersen, LLC  
P.O. Box 6499  
GAINESVILLE, GA 30504

## LIMITED WARRANTY DEED

STATE OF GEORGIA  
COUNTY OF HALL

**THIS INDENTURE** made **June 13th, 2025**, between **ERIC RAY SCHOOR** and **JESSICA LYNN SCHOOR**, of the County of HALL, State of Georgia, as party or parties of the first part, hereinafter called Grantor, and **SHADOW STONE PARTNERS, LLC**, 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 TEN AND 00/100 (\$10.00) Dollars and other good and valuable considerations 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 the said Grantee, the following described property, together with all improvements located thereon, to wit:

All that tract or parcel of land lying and being in GMD No. 1690, Hall County, Georgia, containing 10.253 acres, more or less, as shown on the survey entitled "Retracement Survey for David Shields", prepared by Ingram, Lord & Associates dated April 20, 2022, recorded at Plat Book 881, Page 398, Office of the Clerk of Superior Court of Hall County, to which reference is hereby made for a more detailed description of the property herein conveyed.

**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 by, through and under the above named grantor.

**IN WITNESS WHEREOF**, Grantor has hereunto set grantor's hand and seal this day and year first above written.

**Signed, sealed and delivered in the presence of:**

  
\_\_\_\_\_

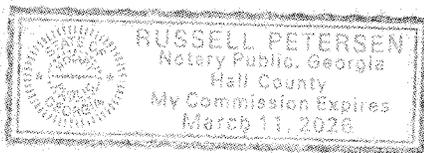
Witness

  
\_\_\_\_\_

Notary Public

  
\_\_\_\_\_ (Seal)  
**ERIC RAY SCHOOR**

  
\_\_\_\_\_ (Seal)  
**JESSICA LYNN SCHOOR**



eFiled and eRecorded  
DATE: 10/09/2025  
TIME: 4:40 PM  
DEED BOOK: 9735  
PAGE: 42 - 44  
FILING FEES: \$25.00  
TRANSFER TAX: \$180.00  
PT61: 069-2025-006905  
RECORDED BY: CE  
CLERK: Mark Pettitt  
Hall County, GA

250471RT  
Russell C Petersen, LLC  
P.O. Box 6499  
GAINESVILLE, GA 30504

## LIMITED WARRANTY DEED

STATE OF GEORGIA  
COUNTY OF HALL

**THIS INDENTURE** made **September 30th, 2025**, between **LARRY E HERRINGTON** and **VICKI L HERRINGTON**, of the County of Hall, State of Georgia, as party or parties of the first part, hereinafter called Grantor, and **CHESTNUT MOUNTAIN PARTNERS LLC**, 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).

**W I T N E S S E T H** that: Grantor, for and in consideration of the sum of TEN AND 00/100 (\$10.00) Dollars and other good and valuable considerations 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 the said Grantee, the following described property, together with all improvements located thereon, to wit:

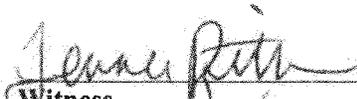
**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.**

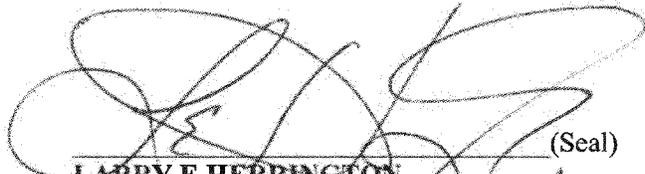
**TO HAVE AND TO HOLD** the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in **FEE SIMPLE**.

**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 by, through and under the above named grantor.

**IN WITNESS WHEREOF**, Grantor has hereunto set grantor's hand and seal this day and year first above written.

Signed, sealed and delivered in the presence of:

  
\_\_\_\_\_  
Witness  
  
\_\_\_\_\_  
Notary Public

  
\_\_\_\_\_  
LARRY E HERRINGTON (Seal)  
  
\_\_\_\_\_  
VICKI L HERRINGTON (Seal)



\_\_\_\_\_  
(Seal)

\_\_\_\_\_  
(Seal)

## EXHIBIT "A"

All that lot, tract, parcel of land, lying and being in the Lula District (GMD 1690) of Hall County, Georgia, containing 6.50 acres on Cagle Mill Road as shown on that plat for Mark Webb, dated April 19, 2007, by Farley-Collins-Whidden, Georgia Registered Surveyors, and which property is more particularly described according to said plat as follows: BEGINNING at an iron pin found South 15 degrees 42 minutes 08 seconds West 743.21 feet from the centerline intersection of Cagle Mill Road and Julian Baugh Road; from said POINT OF BEGINNING, thence South 05 degrees 36 minutes 07 seconds West 30.62 feet to a point at the centerline of an old roadbed; thence South 32 degrees 48 minutes 53 seconds West 12.99 feet to a point; thence South 36 degrees 42 minutes 17 seconds West 101.33 feet to a point; thence South 28 degrees 05 minutes 33 seconds West 69.56 feet to a point; thence South 24 degrees 36 minutes 38 seconds West 78.97 feet to an iron pin on the Northern right of way of Cagle Mill Road (60 foot right of way); thence along the Northern right of way of Cagle Mill Road along a curve to the left with said curve subtended by a chord bearing South 60 degrees 33 minutes 19 seconds West a chord distance of 88.80 feet to a point; thence South 32 degrees 55 minutes 11 seconds West 32.19 feet to a point; thence along a curve to the left with said curve being subtended by a chord bearing South 22 degrees 03 minutes 49 seconds West a chord distance of 153.3 feet to a point; thence South 16 degrees 32 minutes 32 seconds West 104.41 feet to an iron pin set; thence departing the right of way of Cagle Mill Road along property now or formerly owned by David Shields North 74 degrees 27 minutes 50 seconds West 396.38 feet to an iron pin set; thence North 65 degrees 07 minutes 58 seconds West 117.14 feet to an iron pin; thence North 36 degrees 48 minutes 13 seconds East 626.66 feet along property now or formerly of David Shields to an angle iron found; thence along property now or formerly of Aaron Phagan South 78 degrees 15 minutes 56 seconds East 369.83 feet to an iron pin found; thence South 79 degrees 02 minutes 42 seconds East 70.32 feet to an iron pin found and the TRUE POINT OF BEGINNING. The above is a portion of that property conveyed to David Warren Shields by Quit-Claim Deed recorded in Deed Book 771, Page 240 of the Hall County, Georgia Deed Records, and is a portion of that property depicted on that plat recorded in Plat Book 80, Page 248 of the Hall County, Georgia Plat Records, property known as Tax Parcel 15-007-000-279 according to the 2021 system of numbering properties by the Hall County, Georgia Tax Assessor's office. Said property is conveyed together with and subject to all easements, covenants, and restrictions of record, if any.

## EXHIBIT A

All those tracts or parcels of land deeded to Comer G Cagle by Mrs. Etta C. Hulse, J.O. Cagle, H.P. Cagle, W.J. Cagle, Mrs. Ila C. Baugh, Mrs. Lizzie C. Baugh, Wiley Cagle, Buford S. Cagle, Cooper Cagle, R.B. Cagle, Mrs. Blanche C. Harrison, by a warranty deed dated November 6, 1948 and recorded in Deed Book 116, Pages 429-431 of the Hall County, Georgia Deed Records.

Also, all that tract or parcel of land deeded to Comer Cagle by Mrs. Mary Elizabeth (W.O.) Baugh in a warranty deed dated October 6, 1956, and recorded in Deed Book 170, Pages 427-428 of the Hall County, Georgia Deed Records.

LESS AND EXCEPT: All that 16.3 acre tract of land deeded by Comer Cagle to Southern Railway Company by a warranty deed dated October 6, 1956, said deed being recorded in Deed Book 170, Pages 421-423 of the Hall County, Georgia Deed Records; all that tract of land deeded by Comer Cagle to Marion Cagle by a warranty deed dated October 6, 1956 and recorded in Deed Book 170, Pages 424-426 of the Hall County, Georgia Deed Records; all that tract of land being in the Glade District of Hall County, Georgia deeded by Comer G. Cagle to Georgia Kraft Company by warranty deed dated August, 1959, and recorded in Deed Book 206, Page 67 of the Hall County, Georgia Deed Records; all that 2.9 acre tract of land lying in the Lula District of Hall County, Georgia and deeded by Comer G. Cagle to Robert H. and Marjorie Cheshire by a warranty deed dated July 31, 1968, and recorded in Deed Book 378, Pages 530-531 of the Hall County, Georgia Deed Records; all that tract or parcel of land lying in the Lula District of Hall County, Georgia and deeded by Comer G. Cagle to Alvin Hicks by warranty deed dated March 29, 1971, and recorded in Deed Book 447, Page 315 of the Hall County, Georgia Deed Records; all that tract or parcel of land lying in the Lula District of Hall County, Georgia and deeded by Comer G. Cagle to Annielee Griffin by warranty deed dated May 14, 1971 and recorded in Deed Book 453, Pages 290-291 of the Hall County, Georgia Deed Records.