

Return to: D. Thomas Lefevre
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P. O. Box 3280
Cantonville, Georgia 30503

266

HALL COUNTY, Georgia
Real Estate Transfer Tax

WARRANTY DEED

Paid \$ 438.00
Date July 2, 1997
DWIGHT S. WOOD
Clerk Superior Court
By agz 1342

GEORGIA, COUNTY OF HALL

THIS INDENTURE, made this 1st day of July in the Year of Our Lord One Thousand Nine Hundred and Ninety-Seven between JOHN E. ZEH and JOYCE M. ZEH of the State of Georgia and County of Gwinnett (hereinafter called "GRANTOR"), and AL PAPP, JR. 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 DOLLARS AND OTHER VALUABLE CONSIDERATION (\$10.00) 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 Clinchem 392nd General Militia District of Hall County, Georgia being 29.0 acres more or less as shown on Survey for Al Papp, Jr. dated April 8, 1992 last revised May 5, 1997, prepared by Donald W. Harkleroad, Georgia Registered Land Surveyor said plat being incorporated herein by reference the property being more particularly described on Exhibit "A" which is attached hereto and incorporated herein by reference.

Together with all of Grantor's rights, title and interest to use of the existing well and water system located on that 2.47 acre tract of land identified in deed recorded in Deed Book 769, pages 209-210 of the Hall County, Georgia Deed Records. Said rights were reserved in the aforesaid deed by Nina Rusk Hosch and Bank of the South, N.A. as Co-Executors Under Will of John Alton Hosch and were conveyed to Grantors in deed recorded in Deed Book 771, pages 193-194 of the Hall County, Georgia Deed Records.

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:

[Signature]
Unofficial Witness

[Signature]
Notary Public
Hall County, Georgia

My Commission Expires
(SEAL)

F:\DOCSTOM\APP\WARRANTY.DED



[Signature] (SEAL)
JOHN E. ZEH

[Signature] (SEAL)
JOYCE M. ZEH

Georgia, Hall County, Clerk Superior Court
Filed in office, this 2 day of July
1997 at 3:40 p.m. Recorded in
Book 2911 Page(s) 266-267
this 3 day of July, 1997.
DWIGHT S. WOOD, CLERK, by: *[Signature]*
1343
SMWF

EXHIBIT "A"

All that tract or parcel of land lying and being in Clinchem 392nd General Militia District of Hall County, Georgia being 29.0 acres more or less as shown on Survey for Al Papp, Jr. dated April 8, 1992 last revised May 5, 1997, prepared by Donald W. Harkleroad, Georgia Registered Land Surveyor said plat being incorporated herein by reference the property being more particularly described as follows:

Begin at a 1/2 inch rebar found at the intersection of the northerly right of way of Union Church Road (80' right of way) and the westerly right of way of Oliver Road (60' right of way); thence along the northerly right of way of Union Church Road following the arc of a curve to the left 238.25 feet to a point; said curve having a radius of 700.00 feet and a chord bearing and distance of South 83°04'33" West 237.10 feet; thence continuing along the northerly right of way of Union Church Road South 65°51'11" West, a distance of 246.27 feet to a point; thence continuing along the northerly right of way of Union Church Road South 62°45'41" West, a distance of 267.67 feet to a point; thence continuing along the northerly right of way of Union Church Road following the arc of a curve to the right 441.82 feet to a 1/2 inch rebar set, said curve having a radius of 918.80 feet and a chord bearing and distance of South 78°22'28" West 437.58 feet; thence leaving the northerly right of way of Union Church Road the following bearings and distances: North 24°47'45" East 175.70 to a 1/2" rebar set; thence North 53°53'45" West 409.17 feet to an iron pin set; thence North 46°56'03" East 144.97 feet to a point; thence North 44°55'37" West 300.00 feet to a point; thence North 46°51'54" East 40.00 feet to a point; thence North 44°55'37" West 79.92 feet to a point; thence North 46°51'54" East 337.60 feet to a point; thence North 51°08'50" West 35.01 feet to a point at the centerline of a creek, said creek centerline being the northern most property line of the described property; running thence along the centerline of the creek in an easterly direction 1700 feet more or less to a point where the centerline of the creek intersects the westerly right of way of Oliver Road; thence along the westerly right of way of Oliver Road South 05°49'12" West 104.92 feet to a point; thence following the arc of a curve to the right 294.26 feet to a point, said curve having a radius of 600.00 feet and chord bearing and distance of South 20°39'32" West 291.32 feet; thence continuing along the westerly right of way of Oliver Road South 31°06'34" West 220.38 feet to the POINT OF BEGINNING.

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