



305

Herman Chandler
3131 Broome Rd
Gainesville, GA. 30507

WARRANTY DEED

HALL COUNTY, Georgia
Real Estate Transfer Tax

Paid \$ - 0 -

Date 2-21-95

DWIGHT S. WOOD
Clerk Superior Court

STATE OF Georgia

COUNTY OF

THIS INDENTURE, Made the 21 day of Feb, in the year one thousand nine hundred ninety five, between

HERMAN A. CHANDLER

of the County of Hall, and State of Georgia, as party or parties of the first part, hereinafter called Grantor, and

HERMAN A. CHANDLER AND VICKIE L. CHANDLER

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 dollars and other good and valuable consideration (Love and affluence) (\$10.00) DOLLARS 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;

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN HALL COUNTY, GEORGIA, G.M.D. 411, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN STAKE ON THE NORTHEASTERLY RIGHT OF WAY OF BROOME ROAD, SAID PIN BEING LOCATED SOUTH 55 DEG. 16' EAST 404.65 FEET FROM THE CENTERLINE OF PIERCE ROAD AT ITS INTERSECTION WITH BROOME ROAD; THENCE ALONG THE CENTERLINE OF A HOLLOW NORTH 62 DEG. 52' EAST 372.77 FEET TO A POINT; THENCE NORTH 48 DEG. 00' EAST 246.16 FEET TO AN IRON PIN STAKE; THENCE SOUTH 45 DEG. 22' EAST 459.00 FEET ALONG OTHER LANDS OF A.T. CHANDLER TO AN IRON PIN STAKE; THENCE NORTH 88 DEG. 16' WEST 235.90 FEET TO AN IRON PIN STAKE; THENCE SOUTH 55 DEG. 59' WEST 455.19 FEET TO AN IRON PIN STAKE ON THE NORTHEASTERLY RIGHT OF WAY OF BROOME ROAD; THENCE ALONG THE NORTHEASTERLY RIGHT OF WAY OF BROOME ROAD NORTH 44 DEG. 08' WEST 327.84 FEET TO AN IRON PIN STAKE, THE BEGINNING POINT.

LESS AND EXCEPT THAT PORTION OF SAID TRACT CONVEYED OUT BY DEED RECORDED IN DEED BOOK 1644, PAGE 194.

Georgia, Hall County, Clerk Superior Court
Filed in office, this 21 day of Feb, 1995, at 10:44 M. Recorded in Book 2336
Page 305 this 22 day of Feb, 1995
Dwight S. Wood
DWIGHT S. WOOD, Clerk

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.

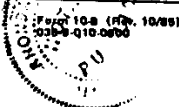
AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons whomsoever.

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

Signed, sealed and delivered in presence of:

[Signature]
[Signature]

Herman A. Chandler (Seal)
Herman A. Chandler (Seal)
(Seal)



Notary Public, Hall County, Georgia.
My Commission Expires Dec. 29, 1996.

FILED & RECORDED 07/10/2025 2:01 PM
DEED BOOK 9687 PAGES 56 - 60
FILING FEES: \$25.00
PT61: 069-2025-002463 TRANSFER TAX: \$0.00
RECORDED BY: TH
CLERK: Mark Pettitt Hall County, GA

Probate Court Return Mailing Address:

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

(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:)
VICKIE LYNN CHANDLER)
DECEASED) ESTATE NO. E-25-053

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

DATE ORDER GRANTED: 07/07/2025

GRANTOR: [Name of decedent] VICKIE LYNN CHANDLER

GRANTEE: [Full name of each person awarded year's support. The surviving spouse and/or all minor child(ren) of the decedent]

HERMAN ALFRED CHANDLER

ADDRESS OF GRANTEE:

3131 BROOME ROAD, GAINESVILLE, GEORGIA 30507

Legal description of real property and interest therein:

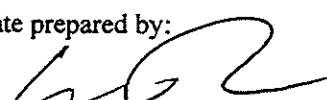
All of Decedent's one half interest in real property located at 3131 Broome Road also known as Map and Parcel No. 15016 000001E further described as:
All that tract or parcel of land lying and being in in Hall County, Georgia, G.M.D. 411, and being more particularly described as follows:
Beginning at an iron pin stake on the northeasterly right of way of Broome Road, said pin being located south 55 deg. 16' east 404.65 feet frm the centerline of Pierce Road at its intersection with Broome Road; thence along the centerline of a hollow north 62 deg. 52' east 372.77 feet to a point; thence north 48 deg. 00' east 246.16 feet to an iron pin stake; thence south 45 deg. 22' east 459.00 feet along other lands of A.T. Chandler to an iron pin stake; thence north 88 deg. 16' west 235.90 feet to an iron pin stake; thence south 55 deg. 59' west 455.19 feet to an iron pin stake on the northeasterly right of way of Broome Road; thence along the northeasterly right of way of Broome Road north 44 deg. 08' west 327.84 feet to an iron pin stake, the beginning point.
Less and Except that portion of said tract conveyed out by deed recorded in Deed Book 1644, Page 194.

AND

All of Decedent's interest in real property located at 2311 Green Crest Drive also known as Map and Parcel No. 08007 006003 further described as:
Land Lot 7 if the 8th Land District of Hall County, Georgia, and being all of Lot 35, Section #2 of the Dixie Homes Subdivision, as shown by a revised plat of the Dixie Homes Subdivision, recorded in Plat Book 27, pages 66-67 of the Hall County Records, and as more fully shown on survey of the property of Bobby Forester, prepared by Farley-Collins & Associates, Registered Surveyors, dated September 25, 1964, recorded in Plat Book 32, page 162 of Hall County Records, and being more fully described according to said Farley Survey as follows:
BEGINNING at an iron pin corner on the northeasterly right-of-way of Green Crest Road, which beginning corner is situated in a southeasterly directions 131.3 feet from the intersection of the right-of-way Green Crest Road with the Southerly right-of-way of an unnamed street; and running thence from said beginning corner North 56 degrees 46 minutes East 125.8 feet to the iron pin corner; thence running South 39 degrees 29 minutes East 235 feet to corner at the center of Flat Creek; thence following the center line of Flat Creek in a Southwesterly direction to a corner, which corner bears South 22 degrees 45 minutes West 128 feet from the last named corner; then runing 43 degrees 05 minutes West along the right-of-way of Green Crest Road 208 feet to an iron pin corner; thence running North 39 degrees 05 minutes West along the right-of-way of Green Crest Road 100 feet to the point of beginning.

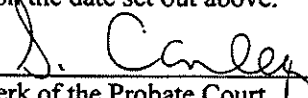
Original certificate delivered or mailed to clerk of Superior Court of
HALL County on July 10th, 2025.

Certificate prepared by:


SIGNATURE OF ATTORNEY
OR PETITIONER

State Bar # 940313

I do hereby certify that the above information is based on the order of the probate court
issued on the date set out above.

By: 
Clerk of the Probate Court

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

Probate Court Return Mailing Address