

After recording, return to:

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3500 Lenox Road, 4th Floor
Atlanta, GA 30326

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CLERK: Charles Baker, C.S.C

Hall County, GA

LIMITED WARRANTY DEED

STATE OF GEORGIA
COUNTY OF GWINNETT

THIS INDENTURE, made this 1st day of November, 2024 by and between **Ricky Joseph Parker a/k/a Ricky Joe Parker**, as party or parties of the first part, hereinafter called Grantor, and **J.D. Shuler Contracting Co., Inc.**, 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 DOLLARS AND NO/100 (\$10.00) AND OTHER 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, to-wit:

SEE ATTACHED EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF BY REFERENCE HERETO

THIS CONVEYANCE is made subject to all zoning ordinances, easements and restrictions of record affecting said described property.

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, only to the 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 claiming by, through, or under Grantor herein.

THENCE, 165.52 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 1060.17 FEET AND A CHORD THAT BEARS NORTH 72°20'29" EAST, A DISTANCE OF 165.35 FEET TO IRON PIN SET;

THENCE, 92.73 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 334.54 FEET AND A CHORD THAT BEARS NORTH 87°09'01" EAST, A DISTANCE OF 92.44 FEET TO IRON PIN SET;

THENCE, 121.56 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 361.82 FEET AND A CHORD THAT BEARS SOUTH 71°03'30" EAST, A DISTANCE OF 120.99 FEET TO IRON PIN SET;

THENCE, SOUTH 71°13'19" EAST, A DISTANCE OF 46.85 FEET TO IRON PIN SET;

THENCE, 133.95 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 256.59 FEET AND A CHORD THAT BEARS SOUTH 89°17'07" EAST, A DISTANCE OF 132.44 FEET TO THE POINT OF BEGINNING AND CONTAINING 8.199 ACRES MORE OR LESS.