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PAGE: 00015 - 00022
RECORDING FEES: $25.00
TRANSFER TAX: $0.00
PARTICIPANT ID: 6073054394
CLERK: Charles Baker
Hall County, GA
PT61: 069-2020-000015
NOTE: by ch

LIMITED WARRANTY DEED

THIS LIMITED WARRANTY DEED is made as of **DECEMBER 23, 2019** by and between **HALL TLP&G, LLLP,** a Georgia Limited Liability Limited Partnership, f/k/a HALL TLP&G Limited Partnership (hereinafter referred to as "Grantor"), and **HABITAT FOR HUMANITY OF HALL COUNTY, INC.**, a Georgia non-profit corporation (hereinafter referred to collectively as "Grantee") (the words "Grantor" and "Grantee" to include their respective legal representatives, successors, and assigns where context require or permits);

W I T N E S S E T H THAT:

GRANTOR, for and in consideration of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable consideration in hand paid at and before the sealing and delivery of these presents, the receipt and sufficiency whereof are hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto Grantee all that tract or parcel of land located on **Cagle Road, Hall County, Georgia**, as more particularly described in Exhibit A attached hereto and incorporated herein by this reference (hereinafter referred to as the "Land").

TOGETHER WITH all improvements, appurtenances, rights, easements, and rights-of-way incident thereto (the Land, together with the foregoing, is hereinafter referred to as the "Property").

TO HAVE AND TO HOLD the Property, subject to the matters set forth on Exhibit B Attached hereto and incorporated herein by this reference, 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 to the Property unto Grantee against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise, subject to those matters set forth in Exhibit B hereto.

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IN WITNESS WHEREOF, Grantor has signed and sealed this deed as of the date first above written..

GRANTOR:

Signed, sealed, and delivered
In the presence of

Unofficial Witness

By:
Notary Public
Printed Name: Laurie Scott Burgett
My Commission Expires: 03/27/2023

[Affix Notary Seal]

HALL TLP&G, LLLP,
a Georgia limited liability limited partnership

By:
Name: John L. McDonald
Title: General Partner

LAURIE S. BURGETT
NOTARY PUBLIC
ALABAMA - STATE AT LARGE

Unofficial Witness

By:
Notary Public
Printed Name:
My Commission Expires:

[Affix Notary Seal]

By:
Name: John Gornall
Title: General Partner

STEPHANIE ANNE MEISTER
NOTARY PUBLIC
FULTON COUNTY
GEORGIA
EXPIRES
August 15, 2020

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EXHIBIT A

PROPERTY LEGAL DESCRIPTION

TRACT FOURTEEN:

ALL THAT TRACT OR PARCEL OF LAND lying and being in Glades District, GMD 403, Hall County, Georgia and being more particularly described as follows:

COMMENCE at a point formed by the intersection of the northeasterly right-of-way of Cagle Road (said right-of-way being 60.00 feet in width and the northerly right-of-way of the Southern Railway (said right-of-way being 403.29 feet in width at said point); thence run an arc distance of 40.05 feet (said arc being subtended by a chord having a bearing of South 77 degrees 38 minutes 34 seconds West and having a chord distance of 40.03 feet) said arc has a radius of 418.957 feet to a point; thence North 36 degrees 12 minutes 55 seconds West a distance of 24.21 feet to a point; thence South 83 degrees 01 minute 16 seconds East a distance of 60.60 feet to a point said point being located on the northerly right-of-way of the Southern Railway (said right-of-way being 402.40 feet in width at said point); thence South 61 degrees 54 minutes 36 seconds West along the northerly right-of-way of the Southern Railway a distance of 7.65 feet to the POINT OF BEGINNING. The aforedescribed property contains .014 acres of land and is more clearly delineated and shown on a plat of survey dated October 30, 1989 prepared for Lawyers Title Insurance Corporation and HALL TLP&G Limited Partnership by Watts & Browning Engineers, Inc., Gary Gillespie, Georgia Registered Land Surveyor No. 2121, which plat of survey is incorporated herein by this reference.

TRACT FIFTEEN:

ALL THAT TRACT OR PARCEL OF LAND lying and being in the Glades District, GMD 403, Hall County, Georgia and being more particularly described as follows:

TO FIND THE TRUE POINT OF BEGINNING, commence at the point of intersection of the northeasterly right-of-way of Cagle Road (said right-of-way being 60.00 feet in width) and the northerly right-of-way of the Southern Railway (said right-of-way being 403.29 feet in width at said point); thence run in a westerly direction along the northeasterly right-of-way of Cagle Road the following bearings and distances:

An arc distance of 40.05 feet (said arc being subtended by a chord having a bearing of South 77 degrees 38 minutes 34 seconds West and having a chord distance of 40.03 feet) said arc has a radius of 418.957 feet; an arc distance of 13.40 feet (said arc being subtended by a chord having a bearing of South 81 degrees 17 minutes 51 seconds West and having a chord distance of 13.40 feet) said arc has a radius of 418.957 feet; South 82 degrees 12 minutes 50 seconds West a distance of 20.60 feet to the TRUE POINT OF BEGINNING.

FROM THE TRUE POINT OF BEGINNING THUS ESTABLISHED, thence run in a westerly direction along the northeasterly right-of-way of Cagle Road the following bearings and distances:

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TRACT FIFTEEN CONTINUED:

South 82 degrees 12 minutes 50 seconds West a distance of 148.32 feet; an arc distance of 428.80 feet (said arc being subtended by a chord having a bearing of South 61 degrees 39 minutes 10 seconds West and having a chord distance of 419.66 feet) said arc has a radius of 597.455 feet; South 41 degrees 05 minutes 31 seconds West a distance of 90.84 feet; an arc distance of 143.96 feet (said arc being subtended by a chord having a bearing of South 56 degrees 57 minutes 28 seconds West and having a chord distance of 142.13 feet) said arc has a radius of 259.938 feet; South 72 degrees 49 minutes 25 seconds West a distance of 47.23 feet; an arc distance of 89.03 feet (said arc being subtended by a chord having a bearing of South 61 degrees 08 minutes 50 seconds West and having a chord distance of 88.61 feet) said arc has a radius of 218.433 feet); an arc distance of 94.06 feet (said arc being subtended by a chord having a bearing of South 59 degrees 00 minutes 19 seconds West and having a chord distance of 93.62 feet) said arc has a radius of 282.618 feet; an arc distance of 98.33 feet (said arc being subtended by a chord having a bearing of South 70 degrees 04 minutes 11 seconds West and having a chord distance of 98.32 feet) said arc has a radius of 1,840.318 feet; an arc distance of 58.17 feet (said arc being subtended by a chord having a bearing of South 64 degrees 51 minutes 44 seconds West and having a chord distance of 58.04 feet) said arc has a radius of 247.325 feet; South 58 degrees 07 minutes 25 seconds West a distance of 57.31 feet; an arc distance of 9.46 feet to a point (said arc being subtended by a chord having a bearing of South 56 degrees 47 minutes 54 seconds West and having a chord distance of 9.46 feet (said arc has a radius of 204.528 feet).

Thence leaving the northeasterly right-of-way of Cagle Road run North 14 degrees 00 minutes 00 seconds East a distance of 4.43 feet to a point; thence North 58 degrees 11 minutes 59 seconds East a distance of 276.24 feet to an iron pin found; thence North 53 degrees 27 minutes 42 seconds East a distance of 112.42 feet to an iron pin found; thence North 74 degrees 16 minutes 18 seconds East a distance of 167.24 feet to an iron pin found; thence North 38 degrees 06 minutes 09 seconds East a distance of 115.24 feet to a point; thence North 36 degrees 29 minutes 18 seconds East a distance of 24.66 feet to a point; thence North 44 degrees 53 minutes 19 seconds East a distance of 98.164 feet to a point; thence North 48 degrees 58 minutes 43 seconds East a distance of 86.30 feet to a point; thence North 55 degrees 25 minutes 59

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TRACT FIFTEEN CONTINUED:

seconds East a distance of 121.27 feet to a point; thence North 66 degrees 02 minutes 47 seconds East a distance of 75.97 feet to a point; thence South 89 degrees 42 minutes 25 seconds East a distance of 130.31 feet to a point; thence South 87 degrees 05 minutes 16 seconds East a distance of 57.67 feet to a point; thence South 83 degrees 01 minute 16 seconds East a distance of 14.12 feet to a point; thence South 36 degrees 12 minutes 55 seconds East a distance of 36.38 feet to the TRUE POINT OF BEGINNING. The aforedescribed property contains .974 acres of land and is more clearly delineated and shown on a plat of survey dated October 30, 1989 prepared for Lawyers Title Insurance Corporation and TLP&G Limited Partnership by Watts & Browning Engineers, Inc., Gary Gillespie, Georgia Registered Land Surveyor No. 2121, which plat of survey is incorporated herein by this reference.

TRACT SIXTEEN:

ALL THAT TRACT OR PARCEL OF LAND lying and being in the Glades District, GMD 403, Hall County, Georgia and being more particularly described as follows:

COMMENCE at a point formed by the intersection of the northerly right-of-way of the Southern Railway (said right-of-way being 418.58 feet in width at said point) and the southeasterly right-of-way of Cagle Road (said right-of-way being 60.00 feet in width); thence run along the northerly right-of-way of the Southern Railway the following bearings and distance:

Arc distance of 408.88 feet (said arc being subtanded by a chord having a bearing of South 54 degrees 52 minutes 35 seconds West and having a chord distance of 408.57 feet) said arc has a radius of 3,024.913 feet; South 51 degrees 00 minutes 14 seconds West a distance of 901.49 feet; an arc distance of 177.76 feet (said arc being subtended by a chord having a bearing of South 49 degrees 26 minutes 45 seconds West and having a chord distance of 177.74 feet) said arc has a radius of 3,268.129 feet; South 47 degrees 53 minutes 15 seconds West a distance of 100.12 feet; an arc distance of 303.063 feet (said arc being subtended by a chord having a bearing of South 51 degrees 33 minutes 03 seconds West and having a chord distance of 302.86 feet) said arc has a radius of 2,370.014 feet; South 55 degrees 12 minutes 51 seconds West a distance of 1,844.85 feet to a point; an arc distance of 234.66 feet (said arc being subtended by a chord having a bearing of South 49 degrees 41 minutes 47 seconds West and having a chord distance of 234.30 feet) said arc has a radius of 1,218.360 feet; South 39 degrees 34 minutes 41 seconds West a distance of 173.05 feet to a point;

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TRACT SIXTEEN CONTINUED:

Thence leaving the northerly right-of-way of the Southern Railway North 50 degrees 51 minutes 18 seconds West a distance of 209.93 feet to a point located on the southeasterly right-of-way of Cagle Road (said right-of-way being 60.00 feet); thence in an easterly direction along the southeasterly right-of-way of Cagle Road the following bearings and distances:

An arc distance of 89.70 feet (said arc being subtended by a chord having a bearing of North 28 degrees 50 minutes 52 seconds East and having a chord distance of 89.55 feet) said arc has a radius of 447.008 feet; North 23 degrees 05 minutes 55 seconds East a distance of 91.17 feet; an arc distance of 90.48 feet (said arc being subtended by a chord having a bearing of North 30 degrees 59 minutes 11 seconds East and having a chord distance of 90.20 feet) said arc has a radius of 328.625 feet; North 38 degrees 52 minutes 28 seconds East a distance of 49.32 feet; an arc distance of 84.93 feet (said arc being subtended by a chord having a bearing of North 39 degrees 56 minutes 00 seconds East and having a chord distance of 84.93 feet) said arc has a radius of 2,297.578 feet; North 40 degrees 59 minutes 32 seconds East a distance of 209.56 feet; an arc distance of 109.22 feet (said arc being subtended by a chord having a bearing of North 39 degrees 15 minutes 35 seconds East and having a chord distance of 109.20 feet) said arc has a radius of 1,805.849 feet; North 37 degrees 31 minutes 37 seconds East a distance of 125.52 feet; an arc distance of 213.80 feet (said arc being subtended by a chord having a bearing of North 42 degrees 27 minutes 28 seconds East and having a chord distance of 213.53 feet) said arc has a radius of 1,242.208 feet; North 47 degrees 23 minutes 18 seconds East a distance of 98.46 feet; an arc distance of 213.65 feet (said arc being subtended by a chord having a bearing of North 49 degrees 30 minutes 33 seconds East and having a chord distance of 213.60 feet) said arc has a radius of 2,885.992 feet; North 57 degrees 37 minutes 48 seconds East a distance of 80.69 feet; North 53 degrees 40 minutes 54 seconds East a distance of 182.79 feet; an arc distance of 60.51 feet (said arc being subtended by a chord having a bearing of North 56 degrees 32

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minutes 09 seconds East and having a chord distance of 60.49 feet) said arc has a radius of 607.347 feet; North 59 degrees 23 minutes 24 seconds East a distance of 416.91 feet; an arc distance of 157.36 feet (said arc being subtended by a chord having a bearing of North 61 degrees 28 minutes 31 seconds East and having a chord distance of 157.33 feet) said arc has a radius of 2,162.025 feet; an arc distance of 67.53 feet (said arc being subtended by a chord having a bearing of North 68 degrees 31 minutes 25 seconds East and having a chord distance of 67.44 feet) said arc has a radius of 389.764 feet; North 73 degrees 29 minutes 13 seconds East a distance of 175.33 feet; an arc distance of 104.48 feet (said arc being subtended by a chord having a bearing of North 69 degrees 00 minutes 45 seconds East and having a distance of 104.38 feet) said arc has a radius of 688.945 feet; North 64 degrees 32 minutes 17 seconds East a distance of 121.72 feet; an arc distance of 149.51 feet (said arc being subtended by a chord having a bearing of North 77 degrees 33 minutes 08 seconds East and having a chord distance of 148.23 feet) said arc has a radius of 329.107 feet; South 89 degrees 26 minutes 01 second East a distance of 69.52 feet; an arc distance of 106.10 feet (said arc being subtended by a chord having a bearing of North 85 degrees 09 minutes 55 seconds East and having a chord distance of 105.94 feet) said arc has a radius of 562.725 feet; North 79 degrees 45 minutes 50 seconds East a distance of 73.93 feet; an arc distance of 65.53 feet (said arc being subtended by a chord having a bearing of North 71 degrees 45 minutes 58 seconds East and having a chord distance of 65.32 feet) said arc has a radius of 234.741 feet; North 63 degrees 46 minutes 06 seconds East a distance of 12.23 feet; an arc distance of 242.40 feet (said arc being subtended by a chord having a bearing of a chord of North 32 degrees 07 minutes 07 seconds East and having a chord distance of 230.26 feet) said arc has a radius of 219.414 feet; North 00 degrees 28 minutes 09 seconds East a distance of 45.11 feet; an arc distance of 145.43 feet (said arc being subtended by a chord having a bearing of North 29 degrees 17 minutes 47 seconds East and having chord distance of 139.37 feet) said arc has a radius of 144.528 feet; North 58 degrees 07 minutes 25 seconds East a distance of 57.31 feet; an arc distance of 44.06 feet (said arc being subtended by a chord having a bearing of North 64 degrees 51 minutes 44 seconds East and having a chord distance of 43.96 feet) said arc has a radius of 187.325 feet; an arc distance of 101.53 feet (said arc being subtended by a chord having a bearing of North 70 degrees 04 minutes 11 seconds East and having a chord distance of 101.52 feet (said arc has a radius of 1,900.318 feet; an arc distance of 114.02 feet (said arc being subtended by a chord having a bearing of North 59 degrees 00 minutes 19 seconds East and having a chord distance of 113.50 feet) said arc having a radius of 342.618 feet; an arc distance of 64.57 feet (said arc being subtended by a chord having a bearing of North 61 degrees 08 minutes 50 seconds East and having a chord distance of 64.13 feet) said arc has a radius of 158.433 feet; North 72 degrees 49 minutes 25 seconds East a distance of 47.23 feet; an arc distance of 177.19 feet (said arc being subtended by a chord having a bearing of North 56 degrees 57 minutes 28 seconds East and having a chord distance of 174.93 feet) said arc has a radius of 319.938 feet; North 41 degrees 05 minutes 31 seconds East a distance of 90.84 feet; an arc distance of 385.74 feet (said arc being subtended by a chord having a bearing of North 61 degrees 39 minutes 10 seconds East and having a chord distance of 377.51 feet) said arc has a radius of 537.455 feet; North 82 degrees 12 minutes 50 seconds East a distance of 84.61 feet to the POINT OF BEGINNING. The aforedescribed property contains 24.933 acres of land and is more clearly delineated and shown on a plat of survey dated October 30, 1989 prepared for Lawyers Title Insurance Corporation and Hall TLP&G Limited Partnership by Watts & Browning Engineers, Inc., Gary Gillespie, Georgia Registered Land Surveyor No. 2121, which plat of survey is incorporated herein by this reference.