

WARRANTY DEED

WHEELER, DUNLAP & GIGNILLIAT
Attorneys at Law
Gainesville, Georgia

GEORGIA, HALL COUNTY:

THIS INDENTURE, Made the 21st day of August in the year of our Lord

One Thousand Nine Hundred and Eighty-NINE between O. R. BENEFIELD

Grantor, and B H ENTERPRISES, a partnership created and existing under the laws of the State of Georgia

Grantee,
WITNESSETH, that the said Grantor, for and in consideration of TEN (\$10.00) DOLLARS AND OTHER VALUABLE CONSIDERATIONS in hand paid at and before the sealing and delivery of these presents, the receipt and sufficiency whereof is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the Grantee, all that tract or parcel of land, together with all appurtenances thereto lying and being in

TRACT I: All that tract or parcel of land situate, lying and being in the Clincham District of Hall County, Georgia and being all of Lots No. 7 and 8 of the subdivision of the lands of J. W. Hubbard fronting on the southwesterly side of the Winder Highway (Georgia State Route No. 53) according to a plat prepared by C. L. Newton dated June 17, 1941, a copy of which is recorded in Plat Book 7, pages 60 and 61 in the office of the Clerk of Superior Court of Hall County, Georgia. Said property is also the same property described and conveyed in a Warranty Deed from N. S. Tanner to O. R. Benefield dated July 24, 1943 and recorded in Deed Book 92, page 189 and 190 in the office of the Clerk of Superior Court of Hall County, Georgia. Said deed and the above-described plat are by this reference incorporated herein for a more full and complete description of the property hereby conveyed.

TRACT II: All that tract or parcel of land situate, lying and being in the Clincham District of Hall County, Georgia and being all of Lots No. 5 and 6 of the subdivision of the lands of J. W. Hubbard fronting on the southwesterly side of the Winder Highway (Georgia State Route No. 53) according to a plat prepared by C. L. Newton dated June 17, 1941, a copy of which is recorded in Plat Book 7, pages 60 and 61 in the office of the Clerk of Superior Court of Hall County, Georgia. Said property is also the same property described and conveyed in a Warranty Deed from D. T. Hubbard and H. H. Hubbard to O. R. Benefield dated July, 1943 and recorded in Deed Book 92, page 190 in the office of the Clerk of Superior Court of Hall County, Georgia. Said deed and the above-described plat are by this reference incorporated herein for a more full and complete description of the property hereby conveyed.

LESS AND EXCEPT: That portion of the above-described property which contains 0.49 acres, more or less, and which is described and conveyed in a Warranty Deed from O. R. Benefield to the Hall County Board of Education dated December 28, 1972 and recorded in Deed Book 501, page 306 in the office of the Clerk of Superior Court of Hall County, Georgia.

Georgia, Hall County, Clerk Superior Court
Filed in office this 21st day of October
1989
H.S. ALLMAN Recorded in Book 1396
Page 12 this 9th day of October, 1989
D. Dwight S. Wood, Clerk

TO HAVE AND TO HOLD the said premises, together with all rights and appurtenances thereto the said Grantee, forever in FEE SIMPLE, and the said Grantor WARRANTS the title to same against the lawful 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 Grantor has hereunto set his hand and affixed his seal the day and year above written.

Signed, sealed and delivered in the presence of
OTAR
Notary Public
Commission Expires: 7-10-93

By Power of Attorney (SEAL)
O. R. BENEFIELD
Harold Benefield (SEAL)
Robby Benefield (SEAL)
Power of Attorney for O. R. Benefield (SEAL)

Clerk's Office, Superior Court.
Filed for record at o'clock M.
Recorded in Deed Book Page
HAB:kg

HALL COUNTY, Georgia
Real Estate Transfer Tax
Paid \$ 100.00
Date Oct. 6, 1989
DWIGHT S. WOOD
Clerk of Superior Court
By Robby Octon

Pd. File: B.H. Ent.

HALL COUNTY, Georgia
Real Estate Transfer Tax

Paid \$ -0-

Date 7-1-11
Charles Baker
Superior Court Clerk

By JN

PT61 069- 2011-003853

GEORGIA, HALL COUNTY, CLERK SUPERIOR COURT
Filed in office, this 1 day of July
20 11 at 3:50 Pm. Recorded in Deed
Book 6857 Page(s) 242-245
Charles Baker, Clerk By JN

012124

Prepared by/return to:
Edgar B. Dunlap, II File: ✓
Whelchel, Dunlap, Jarrard & Walker, LLP
Post Office Box 1
Gainesville, GA 30503

EXECUTORS' DEED OF ASSENT

STATE OF GEORGIA,

COUNTY OF HALL.

THIS INDENTURE, made and entered into this 30th day of June, 2011, between **DAVID TERREL STRICKLAND** and **KENNETH MARK STRICKLAND**, as the duly appointed and acting Executors of the Estate of **Mattie Virginia Strickland**, deceased, late of said State and County, as Party of the First Part, and **SUSAN R. STRICKLAND**, of said State and County as Party of the Second Part.

WITNESSETH:

That said Party of the First Party in order to carry out the terms of the said Last Will and Testament, which Will has been duly proven in solemn form and admitted to record in Probate Court of Hall County, Georgia, Letters Testamentary having been issued to said Executors, the decedent having died on the 30th day of October, 2008, does execute and deliver this Deed of Assent.

This Assent is made under the provisions of the Official Code of Georgia, Section 53-2-108 et seq. to pass the title to said Susan R. Strickland, the spouse of one of the residuary devisees named in said Will. There is a sufficient amount of property in said estate in addition to the property described herein to pay the indebtedness of said estate.

NOW, THEREFORE, the said Party of the First Part in consideration of the premises and pursuant to and in furtherance of the provisions of said Last Will and Testament of **Mattie Virginia Strickland**, deceased, does hereby grant, bargain, sell, convey and confirm unto Party of the Second Part, his heirs, successors, executors and assigns the following described property, to wit:

All that tract or parcel of land, together with improvements thereon, situate, lying and being in the Clinchem G.M.D. 392 of Hall County, Georgia, consisting of 20.10 acres, more or less, shown as Tract "B" on a plat of survey prepared for D.

[Handwritten signatures]

Terrell Strickland and K. Mark Strickland by Clark Canaday Land Surveying, Georgia Registered Land Surveyors, dated December 13, 2010 and last revised on December 30, 2010 and recorded in Plat Book 863 Page 106 of said records. A more particular description is attached hereto as Exhibit "A" and incorporated herein by reference.

This deed is subject to the grant of a nonexclusive perpetual easement for ingress and egress over and along the cross-hatched area shown on Insert "A" on said plat of survey located adjacent to the easterly corner of the above-described property and leading to Georgia State Route 53.

TO HAVE AND TO HOLD the said tract or parcel of land, together with all improvements thereon, 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 said Party of the Second Part, their heirs, executors, successors and assigns, forever in fee simple; the interest in the above described real estate owned and conveyed by the Estate of Mattie Virginia Strickland in as full and ample a manner as the same was possessed or enjoyed by the said Mattie Virginia Strickland, deceased, in her lifetime.

IN WITNESS WHEREOF, David Terrel Strickland and Kenneth Mark Strickland have hereunto set their hands and affixed their seals, the day and year first above written.

Signed, sealed and delivered
in the presence of:

[Signature]
Unofficial Witness

[Signature]
Notary Public
My commission expires:

(SEAL)



[Signature] (SEAL)
David Terrel Strickland,
Executor of the Estate of
Mattie Virginia Strickland, deceased

Signed, sealed and delivered
in the presence of:

[Signature]
Unofficial Witness

[Signature]
Notary Public
My commission expires:

(SEAL)



[Signature] (SEAL)
Kenneth Mark Strickland,
Executor of the Estate of
Mattie Virginia Strickland, deceased

All that tract or parcel of land lying and being in the Clinchem G.M.D. 392, Hall County, Georgia and being more particularly described as follows:

Commencing at a found right-of-way monument at the intersection of the northerly right-of-way of Georgia State Route 53 (R/W Varies) and the easterly right-of-way of Youngblood Road; THENCE South 27 degrees 33 minutes 50 seconds West for a distance of 189.65 feet to a found right-of-way monument on the southerly right-of-way of said State Route 53; THENCE along said right-of-way South 57 degrees 11 minutes 21 seconds East for a distance of 125.47 feet to a found "X" in concrete; THENCE South 69 degrees 57 minutes 53 seconds East for a distance of 66.04 feet to a found right-of-way monument; THENCE South 53 degrees 10 minutes 03 seconds East for a distance of 19.41 feet to a set 1/2" rebar, said point being THE POINT OF BEGINNING for the parcel herein described;

THENCE continuing along said southerly right-of-way of State Route 53 South 53 degrees 10 minutes 03 seconds East for a distance of 119.33 feet to a found right-of-way monument; THENCE leaving said right-of-way and along property of BH Enterprises South 16 degrees 46 minutes 03 seconds West for a distance of 210.49 feet to a found concrete monument; THENCE along property of BH Enterprises South 51 degrees 52 minutes 47 seconds East for a distance of 200.30 feet to a found concrete monument; THENCE along property of BH Enterprises South 23 degrees 07 minutes 54 seconds West for a distance of 500.48 feet to a found concrete monument; THENCE along property of Hall County Board of Education and Oliver Family Investments, L.P. South 80 degrees 26 minutes 51 seconds West for a distance of 599.19 feet to a found concrete monument; THENCE along property of Oliver Family Investments, L.P. South 80 degrees 18 minutes 18 seconds West for a distance of 642.70 feet to a found concrete monument; THENCE along property of Oliver Family Investments, L.P. North 81 degrees 47 minutes 08 seconds West for a distance of 583.92 feet to a found concrete monument; THENCE along property of Cooper North 29 degrees 10 minutes 55 seconds East for a distance of 51.73 feet to a found concrete monument;



THENCE along property of Magnus North 65 degrees 22 minutes 47 seconds East for a distance of 1180.33 feet to a found concrete monument;

THENCE along property of Strickland North 43 degrees 51 minutes 51 seconds East for a distance of 265.10 feet to a set 1/2" rebar;

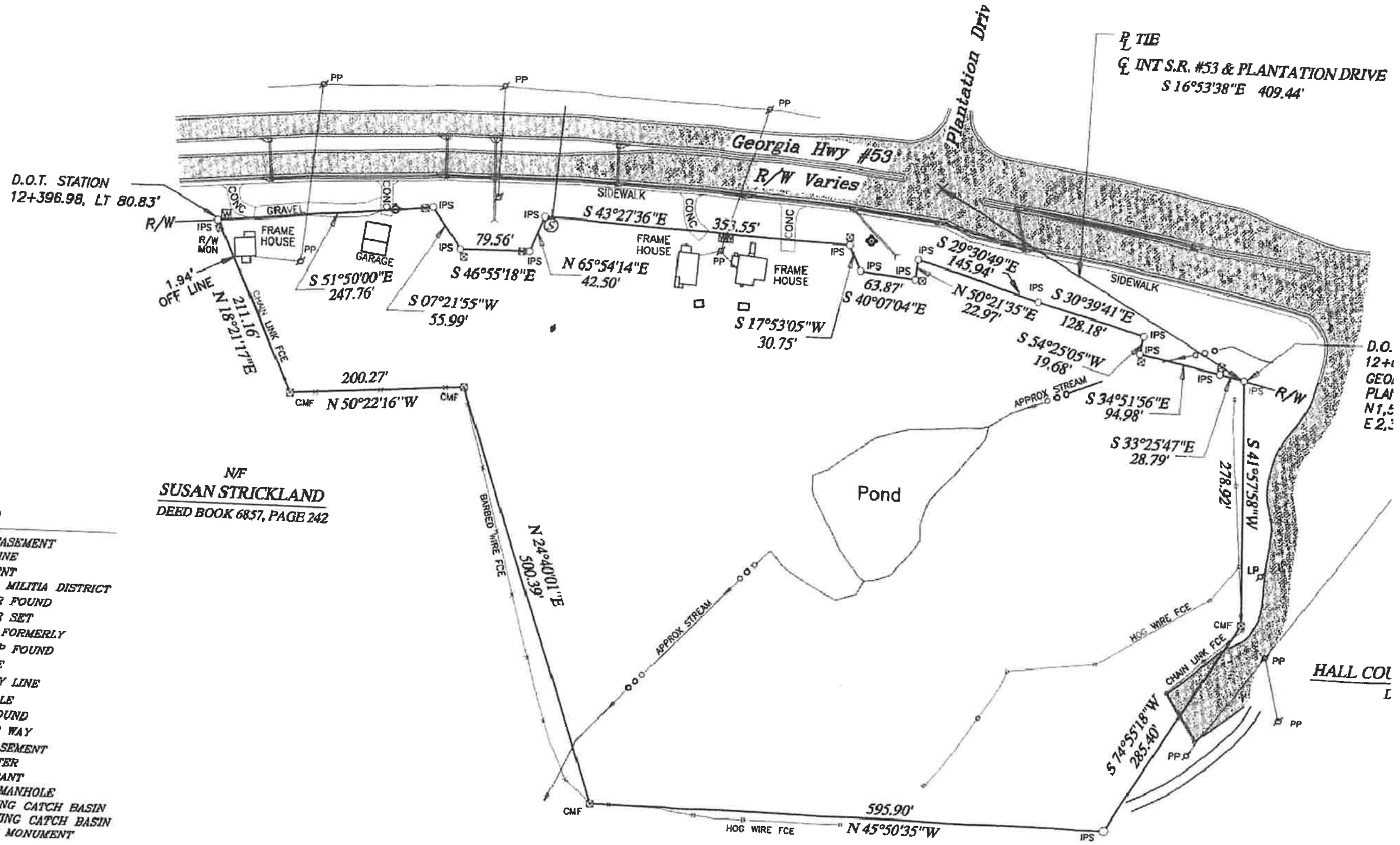
THENCE South 53 degrees 10 minutes 03 seconds East for a distance of 286.21 feet to a set 1/2" rebar;

THENCE North 34 degrees 49 minutes 51 seconds East for a distance of 517.47 feet to a set 1/2" rebar on the aforementioned southerly right-of-way of State Route 53 and THE POINT OF BEGINNING.

Subject to easements, restrictions, and right-of-way of record.

Said parcel contains 20.10 acres and shown as Tract "B" according to a survey for D. Terrell Strickland & K. Mark Strickland dated 8/24/2010 prepared by ClarkCanaday, LLC. Said survey is incorporated herein for a more complete and accurate description.

17A



- LEGEND**
- ACCESS EASEMENT
 - CENTERLINE
 - EASEMENT
 - GEORGIA MILITIA DISTRICT
 - 1/4 REBAR FOUND
 - 1/4 REBAR SET
 - NOW OR FORMERLY
 - OPEN TOP FOUND
 - POWER LINE
 - PROPERTY LINE
 - POWER POLE
 - REBAR FOUND
 - RIGHT OF WAY
 - TILITY EASEMENT
 - 100 FEET METER
 - HYDRANT
 - UNITARY MANHOLE
 - SINGLE WING CATCH BASIN
 - DOUBLE WING CATCH BASIN
 - CONCRETE MONUMENT

N/F
SUSAN STRICKLAND
 DEED BOOK 6857, PAGE 242

N/F
HALL COUNTY BOARD OF EDUCATION
 DEED BOOK 501, PAGE 302

