

AFTER RECORDING RETURN TO:
Archer & Lovell, PC
PO Box 1024
Cartersville, GA 30120
Title Examination Not Performed

STATE OF GEORGIA
COUNTY OF BARTOW

QUITCLAIM DEED

THIS INDENTURE, made this _____ day of _____, 2024, between, **CITY OF CARTERSVILLE**, a municipal corporation of the State of Georgia. (hereinafter referred to as “Grantor”) and **CECIL B. MORRIS, JR** (hereinafter called “Grantee”). (The words “Grantor” and “Grantee” shall include their respective heirs, successors and assigns, where the context requires or permits, and shall include the singular and plural, and the masculine, feminine, and neuter, as the context requires.)

WITNESSETH that Grantor, for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration, the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed and by these presents does grant, bargain, sell and convey unto the Grantee, and their successors and assigns, the following described property, to wit:

All that tract or parcel of land lying in and being in Land Lots 633 & 634 of the 4th District, 3rd Section, City of Cartersville, Bartow County, Georgia and being more particularly described as follows:

Commencing at a 5/8-inch capped rebar set at the intersection of the southeasterly right of way of West Avenue (State Routes 61 & 113)(having a variable width right of way) and the current northwesterly right of way of Old Mill Road (having a variable width right of way), thence leaving said right of way of West Avenue and continuing along said current right of way of Old Mill Road the following courses and distances: along a curve to the left, said curve having a radius of 58.00 feet, with an arc distance of 60.67 feet, with a chord bearing of South 02 degrees 03 minutes 25 seconds West and a chord length of 57.94 feet to a 5/8-inch capped rebar set; along a curve to the

left, said curve having a radius of 9.00 feet, with an arc distance of 7.36 feet, with a chord bearing of South 51 degrees 35 minutes 25 seconds East and a chord length of 7.16 feet to a 5/8-inch capped rebar set; along a curve to the left, said curve having a radius of 82.02 feet, with an arc distance of 51.43 feet, with a chord bearing of North 88 degrees 47 minutes 09 seconds East and a chord length of 50.59 feet to a 5/8-inch capped rebar set at the intersection of said current right of way of Old Mill Road and the proposed right of way of Old Mill Road, said rebar being the TRUE POINT OF BEGINNING.

Thence leaving said proposed right of way of Old Mill Road and continuing along said current right of way of Old Mill Road the following courses and distances: along a curve to the right, said curve having a radius of 534.70 feet, with an arc distance of 28.72 feet, with a chord bearing of North 44 degrees 56 minutes 59 seconds East and a chord length of 28.72 feet to a point; along a curve to the right, said curve having a radius of 367.34 feet, with an arc distance of 85.46 feet, with a chord bearing of North 51 degrees 40 minutes 12 seconds East and a chord length of 85.27 feet to a point; along a curve to the right, said curve having a radius of 469.87 feet, with an arc distance of 113.12 feet, with a chord bearing of North 70 degrees 13 minutes 29 seconds East and a chord length of 112.85 feet to a point; North 72 degrees 46 minutes 34 seconds East a distance of 70.92 feet to a 1/2-inch rebar found; North 77 degrees 25 minutes 44 seconds East a distance of 50.00 feet to a 1/2-inch rebar found; North 77 degrees 25 minutes 44 seconds East a distance of 43.26 feet to a 5/8-inch capped rebar set at the intersection of the current right of way of Old Mill Road and the proposed right of way of Old Mill Road; Thence leaving said current right of way of Old Mill Road and continuing along said right of way of Old Mill Road the following courses and distances: South 12 degrees 34 minutes 16 seconds East a distance of 5.79 feet to a 5/8-inch capped rebar set; South 76 degrees 52 minutes 58 seconds West a distance of 45.20 feet to a 5/8-inch capped rebar set; South 74 degrees 34 minutes 41 seconds West a distance of 39.44 feet to a 5/8-inch capped rebar set; South 74 degrees 03 minutes 53 seconds West a distance of 56.03 feet to a 5/8-inch capped rebar set; along a curve to the left, said curve having a radius of 571.89 feet, with an arc distance of 63.20 feet, with a chord bearing of South 70 degrees 15 minutes 15 seconds West and a chord length of 63.17 feet to a 5/8-inch capped rebar set; along a curve to the left, said curve having a radius of 98.94 feet, with an arc distance of 32.70 feet, with a chord bearing of South 59 degrees 06 minutes 05 seconds West and a chord length of 32.55 feet to a 5/8-inch capped rebar set; South 50 degrees 15 minutes 44 seconds West a distance of 18.78 feet to a 5/8-inch capped rebar set; South 47 degrees 19 minutes 55 seconds West a distance of 40.00 feet to a 5/8-inch capped rebar set; South 47 degrees 53 minutes 21 seconds West a distance of 32.25 feet to a 5/8-inch capped rebar set; along a curve to the right, said curve having a radius of 112.97 feet, with an arc distance of 37.16 feet, with a chord bearing of South 58 degrees 16 minutes 56 seconds West and a chord length of 37.00 feet to a 5/8-inch capped rebar set; along a curve to the right, said curve having a radius of 448.81 feet, with an arc distance of 30.30 feet, with a chord bearing of South 74 degrees 20 minutes 45 seconds West and a chord length of 30.29 feet to a 5/8-inch capped rebar set; North 06 degrees 09 minutes 12 seconds West a distance of 15.61 feet to a 5/8-inch capped rebar set at the intersection of said proposed right of way of Old Mill Road and said current right of way of Old Mill Road, said rebar being the TRUE POINT OF BEGINNING.

Said tract of land contains 0.148 acres (6,436 square feet).

The same is also depicted on the Right of Way Dedication Exhibit for 1240 West Avenue, listed as a Right of Way Abandonment, prepared by Mitchell Lowery, G.R.L.S. No. 3109 dated January 3, 2024 and attached hereto and incorporated herein as Exhibit "A."

SPECIAL STIPULATIONS: All easement rights with the property being transferred, are hereby reserved. No buildings may be placed upon the property; however, paving may occur within the area.

This quitclaim is given subject to any restrictions and easements of record, if any.

TOGETHER WITH all the rights, members, and appurtenances to the said described Property in anywise appertaining or belonging.

TO HAVE AND TO HOLD said bargained premises, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in any wise appertaining, to the only proper use, benefit and behoof of the Grantee, its successors and assigns forever in fee simple.

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

IN WITNESS WHEREOF the said Grantor has signed and sealed this Deed the day and year above written.

Signed, sealed and delivered
in the presence of:

GRANTOR:

CITY OF CARTERSVILLE, GEORGIA

Witness

By: _____
Matthew J. Santini, Mayor

Notary Public

My Commission Expires: _____

Attest: _____
Julia Drake, City Clerk

[SEAL]