

SK2055PG0694

PAULDING COUNTY, GA
 REAL ESTATE TRANSFER TAX 2005 DEC 27 PM 12: 53
 PAID \$ 0 TRUSTEE
 DATE 12-27-05 PAULDING COUNTY COURT
 TREVA W. SHERTON
 CLERK SUPERIOR COURT
 110 2005 012127

WARRANTY DEED - NO TITLE WORK DONE

VINSON, TALLEY
 RICHARDSON & CABLE, P.A.
 P.O. BOX 197
 DALLAS, GEORGIA 30132
 KENNETH G. VINSON/AG

STATE OF GEORGIA, Paulding County

THIS INDENTURE, made this 22 day of December of the year of our Lord Two Thousand Five between JOHN B. CLAY, SR., of the State of Georgia and County of Paulding of the first part and MARTHA D. HENDRIX and DOUGLAS E. HENDRIX, as joint tenants with right of survivorship of the State of Georgia and County of Paulding of the second part.

WITNESSETH: That the said party of the first part, for and in consideration of the sum of Ten and NO/100 (\$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 and conveyed and by these presents does grant, bargain, sell and convey unto the said parties of the second part, their heirs and assigns, all that tract or parcel of land lying and being in

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Provided, however, that this shall be known as a survivorship deed with the surviving grantee herein taking fee simple title to the above-described property upon the death of the grantee herein who first departs this life.

TO HAVE AND TO HOLD the said bargained premises, together with all and singular the right, members and appurtenances thereof, to the same being, belonging or in any wise appertaining, to the only proper use, benefit and behoof of themselves, the said parties of the second part, their heirs and assigns forever, IN FEE SIMPLE.

And, the said party of the first part, for his heirs, executors and administrators will warrant and forever defend the right and title to the above described property unto the said party of the second part, their heirs and assigns, against the lawful claims of all persons whomsoever.

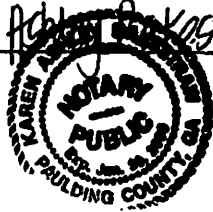
IN WITNESS WHEREOF, The said party of the first part has hereunto set his hand and affixed his seal, the day and year above written.

Signed, sealed and delivered in the presence of:

Jessica M. Julian
 Witness

John B. Clay, Sr. (Seal)
 JOHN B. CLAY, SR.

Karen A. Kastraw
 Notary Public



RECORDED 12-29 20 05
 TREVA W. SHERTON, CLERK
 SUPERIOR COURT, PAULDING CO.

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EXHIBIT "A"

PARCEL ONE:

lying and being in the Second (2nd) District and Third (3rd) Section of Paulding County, Georgia, and being in Ward Three (3) in the City of Dallas and being a part and fraction of Original Lot of Land Number Two Hundred Seventy-Three (273), and being more fully and particularly described as follows:

BEGINNING at a point, said point being an Iron Stake, on the South side of an Old Road leading from the Paved By-Pass that runs East of and in front of the American Legion Home, said point being located Seventy-Five (75) feet South of a point on the North Original Line of said Lot Number 273 (said point on the said North Line being located Five Hundred Seventy (570) feet East of the Northwest Corner of said Lot Number 273); thence running South One (1) Degree and Thirty (30) Minutes West, for a distance of Two Hundred (200) feet, to an Iron Stake; thence running South Sixty-Three (63) Degrees East for a distance of Three Hundred Fifty (350) feet, to an Iron Stake; thence running North Fifteen (15) Degrees West for a distance of One Hundred Seventy-Two (172) feet, to an Iron Stake on the South side of the said Old Road; thence running North Fifty-Five (55) Degrees West along the South side of the said Old Road for a distance of Three Hundred Twenty-Seven (327) feet, to an Iron Stake at the point of beginning.

Said tract containing One and One-Half (1½) acres, more or less.

Said tract being in accordance with a Plat and Survey made by Aubrey F. Harris, Paulding County Surveyor, on August 11, 1956, said Plat being recorded in Deed Book 3-, Page .., of the Deed Records on file in the Office of the Clerk of the Superior Court of Paulding County, Georgia.

PARCEL TWO:

lying and being in the Second (2nd) District and Third (3rd) Section of Paulding County, Georgia, and being a part and fraction of Original Lot of Land Number Two Hundred Seventy-Three (273), and being more fully and particularly described as follows:

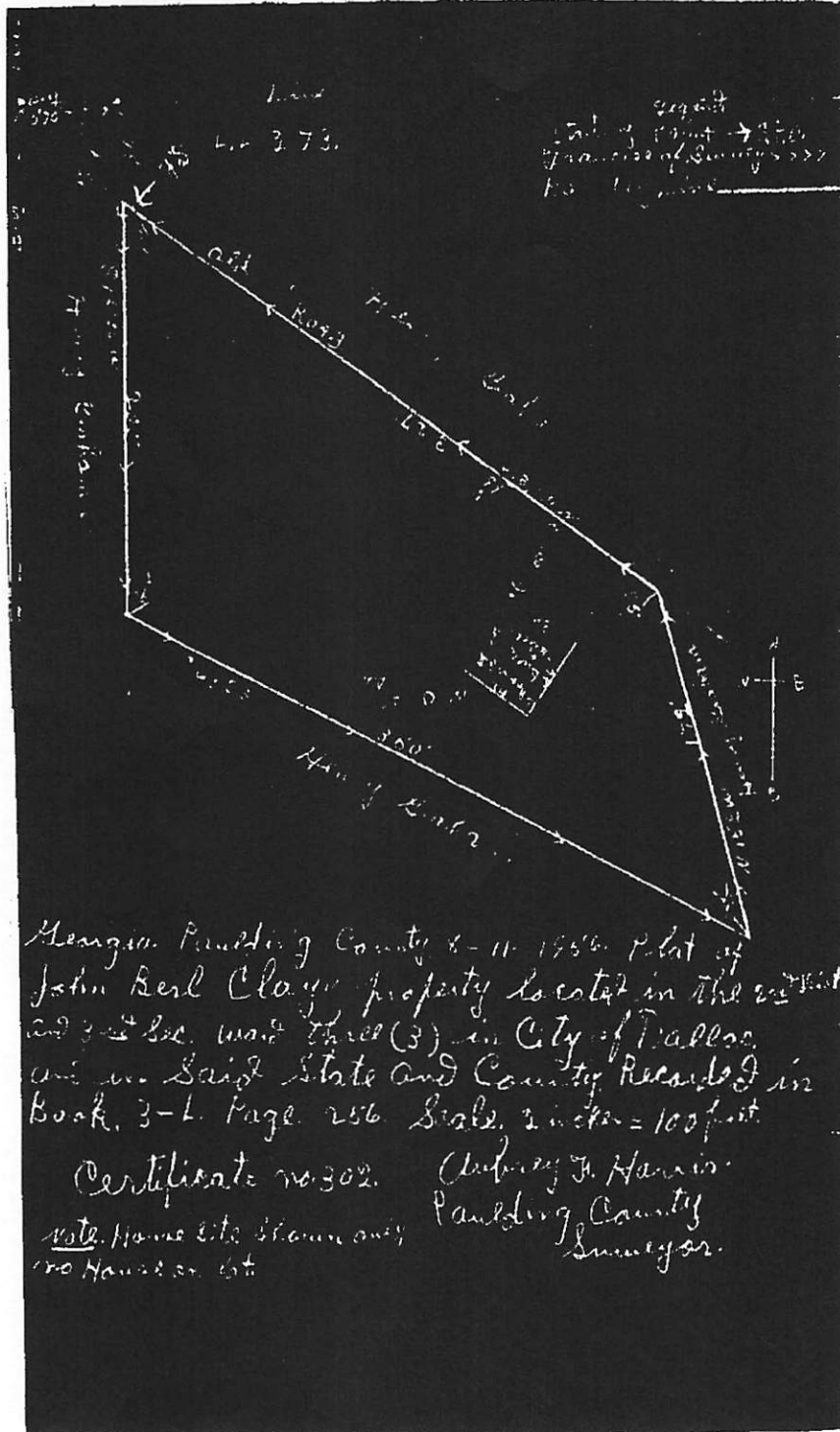
BEGINNING at a point on the North Original Line of said Lot Number 273, said point being an Iron Stake located Fifty (50) feet East of the Center of the Street that runs in front of and on the East side of the American Legion Home; thence running East along the said North Original Line for a distance of Four Hundred Eighty-Two (482) feet, to an Iron Stake; thence running South for a distance of Two Hundred Thirty-Seven (237) feet, to an Iron Stake; thence running in a Southeasterly direction on a straight line for a distance of Two Hundred Fifty (250) feet; to an Iron Stake; thence running West for a distance of Seventy-Six (76) feet, to an Iron Stake at the present Southeast corner of the Home lot of John B. Clay, Sr.; thence running in a Northerly direction along the present East Property Line of said Home Lot for a distance of One Hundred Seventy-Two (172) feet, to an Iron Stake at the present Northeast corner of said Home Lot; thence running Northwesterly along the present North Boundary Line of said Home Lot for a distance of Three Hundred Twenty-Seven (327) feet, to an Iron Stake; thence running South along the present West Boundary line of the said Home Lot for a distance of Two Hundred (200) feet, to an Iron Stake; thence running in a Northerly direction on a straight line for a distance of One Hundred Sixty (160) feet, to an Iron Stake at the present Southeast corner of the Old Sudie Carter Lot (now John B. Clay, Sr.); thence running North along the East side of the said Old Sudie Carter lot for a distance of Ninety (90) feet, to an Iron Stake; thence running West along the North side of the Said Old Sudie Carter Lot for a distance of Two Hundred (200) feet; thence running North for a distance of Sixteen (16) feet, to an Iron Stake at the point of beginning.

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EXHIBIT "A"
(CONTINUED)LESS AND EXCEPT:

parcel of land lying and being in the Second District and Third Section of Paulding County, Georgia, and being a part of Original Lot of Land Number 273, more particularly described as follows:

BEGINNING at a point 50 feet east of the center of the street running in front of the present American Legion Hut in the City of Dallas, Georgia, and 16 feet south of the north original line of said lot and running thence east parallel with the north line of said lot, 200 feet to an iron stake; thence south 90 feet to an iron stake; thence west parallel with the first call, (that is, the original land line) a distance of 200 feet to a point 50 feet east of the center of the street running in front of the American Legion Hut; thence northerly in a straight line to the point of beginning a distance of 90 feet.



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Measur. Paulding County 8-11-1956. Plot of John Earl Clays property located in the 22nd and 3rd sec. west three (3) in City of Tallapoosa in said State and County Recorded in Book 3-L Page 256. Scale 2 inches = 100 feet.

Certificate no 302. Aubrey J. Harris Paulding County Surveyor.

Note Home site shown only no House on lot