

RECORDED BY THE CLERK OF SUPERIOR COURT
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 WARRANTY DEED
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 Sheila Butler, Superior Court Clerk
 Paulding County, GA

Return to:
 BAGBY LAW OFFICE, P.C.
 100 West Griffin Street
 Dallas, Georgia 30132
 (770) 445-2727 Fax# (770) 443-9203
 Email: bagbylawoffice@att.net
 DEED ONLY: NO TITLE CERTIFICATION

WARRANTY DEED

STATE OF GEORGIA, COUNTY OF PAULDING

THIS INDENTURE, made this 16th day of AUGUST in the year of our Lord Two Thousand and Twenty Two between JUNE G. RAKESTRAW, NANCY RAKESTRAW ARNOLD and JUDY RAKESTRAW BARNETTE of the State of Georgia and County of Paulding of the first part and JUNE G. RAKESTRAW, NANCY RAKESTRAW ARNOLD and JUDY RAKESTRAW BARNETTE, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP of the State of Georgia and County of Paulding of the second part.

WITNESSETH: That the said parties of the first part, for and in consideration of the sum of Ten (\$10.00) Dollars and other good and valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold and conveyed and by these presents do grant, bargain, sell and convey unto the said parties of the second part, their heirs and assigns, all that tract or parcel of land described as follows:

LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A"

The purpose of this deed is to confirm that the within grantees each own an undivided one-third (1/3) interest in and to the within described property as Joint Tenants With Right Of Survivorship.

This deed is given subject to all easements and restrictions of record.

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

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

IN WITNESS WHEREOF, the said parties of the first part have hereunto set their hand and affixed their seal, the day and year above written.

Signed, sealed and delivered in the presence of:

[Signature]
 WITNESS

[Signature] (SEAL)
 JUNE G. RAKESTRAW

[Signature] (SEAL)
 NANCY RAKESTRAW ARNOLD

[Signature]
 NOTARY PUBLIC

[Signature] (SEAL)
 JUDY RAKESTRAW BARNETTE

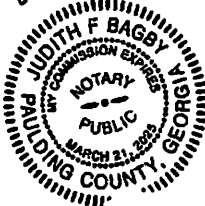


EXHIBIT "A"

All that tract or parcel of land lying and being in that tract of land located in Land Lot Two Hundred Seventy Three (273), the Second (2nd) District and Third (3rd) Section, City of Dallas, Paulding County, Georgia, described as Beginning at the Northeast corner of Land Lot 273, running thence South 770 feet to the centerline of the Old Pumping Station (now closed); thence South 42°40' West along the center of said road 195 feet; continuing thence along the center of said road the following courses and distances: South 60°40' West 120 feet, South 83° West 155 feet, South 5°31' East 200 feet, South 68°59' West 170 feet to the right-of-way of the Dallas-Atlanta Highway Bypass; thence Northwesterly along the East side of said by-pass highway 870 feet; thence South 86° East 155 feet; thence South 55° East 538 feet; thence North 1°30' East 300 feet; thence North 63° West 74 feet to the property of John Clay; thence running Northwesterly along the Easterly line of the John Clay property 250 feet to a point; thence North 237 feet to the North line of Land Lot 273; thence South 88° East 485 feet along the North line of Land Lot 273 to the Northeast corner thereof and the Point of Beginning.

Said tract containing 15.64 acres, more or less, and being improved commercial property known as 260 Merchants Drive, Dallas, Georgia 30132, and being further identified as Pin# R011656 by the Paulding County Tax Assessor's Office.