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Douglasville, GA 30134
RC240496

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PARTICIPANT ID: 5008023863

PARTICIPANT ID: 7067927936

PT61: 1102024007895

RECORDED BY: EM

CLERK: Sheila Butler
Paulding County, GA

STATE OF GEORGIA
COUNTY OF Douglas

LIMITED WARRANTY DEED

THIS INDENTURE, made on **30th day of December, 2024** between

FI Sims Investments LLC

(hereinafter referred to as "Grantor") and

Grace Baptist Church of Mableton, Inc

(hereinafter referred to as "Grantee"), the words "Grantor" and "Grantee" to include the heirs, executors, legal representatives, successors and assigns of said parties where the context requires or permits; WITNESSETH:

THAT Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATIONS, in hand paid, at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged by Grantor, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto Grantee,

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 230 OF THE 2ND DISTRICT AND 3RD SECTION OF PAULDING COUNTY, GEORGIA AND WITHIN THE CITY LIMITS OF DALLAS, AND BEING MORE PARTICULARLY DESCRIBED AS TRACE ONE, 2.16 ACRES ON A PLAT OF SURVEY FOR JEFFRY L. EBERHART & DEBRA L. EBERHART, BY TIBBITS LAND SURVEYING, INC., CERTIFIED BY RANDY L. TIBBITS, GEORGIA REGISTERED LAND SURVEYOR NO. 21378, DATED AUGUST 23, 1995, LAST REVISED JULY 24, 1998, FILED FOR RECORD MAY 3, 2000 AND RECORDED IN PLAT BOOK 33, PAGE 93, IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF PAULDING COUNTY, GEORGIA, WHICH PLAT AND THE RECORD THEREOF BEING EXPRESSLY BY REFERENCE INCORPORATED INTO AND MADE A PART OF THIS DESCRIPTION.

TAX ID#R0043-51

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

TOGETHER WITH all and singular the rights, members and appurtenances thereto, to the same being, belonging, or in anywise appertaining (hereinafter collectively referred to as the "Premises").

TO HAVE AND TO HOLD the Premises, subject to the Exceptions, to the only proper use, benefit and behoof of Grantee, forever, in FEE SIMPLE, and Grantor will, subject to the Exceptions, warrant and forever defend the right and title to the Premises unto Grantee against the claims of all person claiming by, through or under Grantor, but not otherwise.

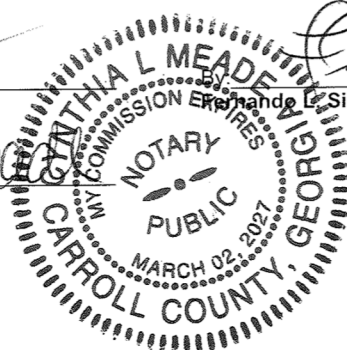
IN WITNESS WHEREOF, Grantor has executed this instrument under seal, as of the date first above written.

Signed, sealed, and delivered
in the presence of:

FI Sims Investments LLC

Witness

Notary Public
Commission expires:



Remando L. Sims, Member

(Seal)

EXHIBIT "B"

PERMITTED EXCEPTIONS

1. Taxes and assessments for the year 2024 and subsequent years, not due and payable.
2. Rights of tenants under leases, written or oral, recorded or unrecorded, to possession of the premises as tenants only.
3. Sign and Parking Easement Agreement between Debra L. Eberhart, Trustee of the Debra L. Eberhart Living Trust Dated March 11, 1997 and Jeff Eberhart Funeral Home, Inc., a Georgia corporation, dated July 14, 2000, filed for record July 18, 2000 and recorded in Deed Book 886, Page 123, Paulding County, Georgia records (affects appurtenant property).
4. All matters as disclosed upon that plat of survey for Jeffry L. Eberhart & Debra L. Eberhart, by Tibbitts Land Surveying, certified by Randy L. Tibbitts, Georgia Registered Land Surveyor No. 2137, dated August 23, 1995, last revised July 24, 1998, filed for record May 3, 2000 and recorded in Plat Book 33, Page 93, aforesaid records, including but not limited to the following:
 - (a) Georgia Power brass disc found on the southwest corner of subject property;
 - (b) Power pole located on the southwest corner of subject property;
 - (c) Power lines traversing across the center of subject property;
 - (d) Power poles located on the northern portion of subject property;
 - (e) Power lines traversing across the north to northeast portion of subject property;
 - (f) Wood fencing traversing along the western property line and continuing north along subject property;
 - (g) Sanitary sewer easement running along the easterly portion of property to one story brick and frame building;
 - (h) Wood fencing traversing along the southeast property line;
 - (i) Wall running along the southern property line and southwest property line.

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