

RECEIVED BY THE CLERK OF SUPERIOR COURT PAULDING COUNTY GEORGIA
 REPT: 021841
 RECORDED: 08/29/2022 3:28 PM
 WARRANTY DEED
 DEED BOOK 4830 PAGES 498 - 499
 FILING FEES: \$25.00
 TRANSFER TAX: \$0.00
 PT01: 110-2022-007905
 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

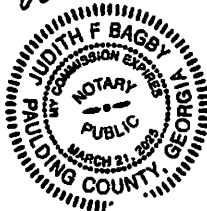


EXHIBIT "A"

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.

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.

BK2055PG0695

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:

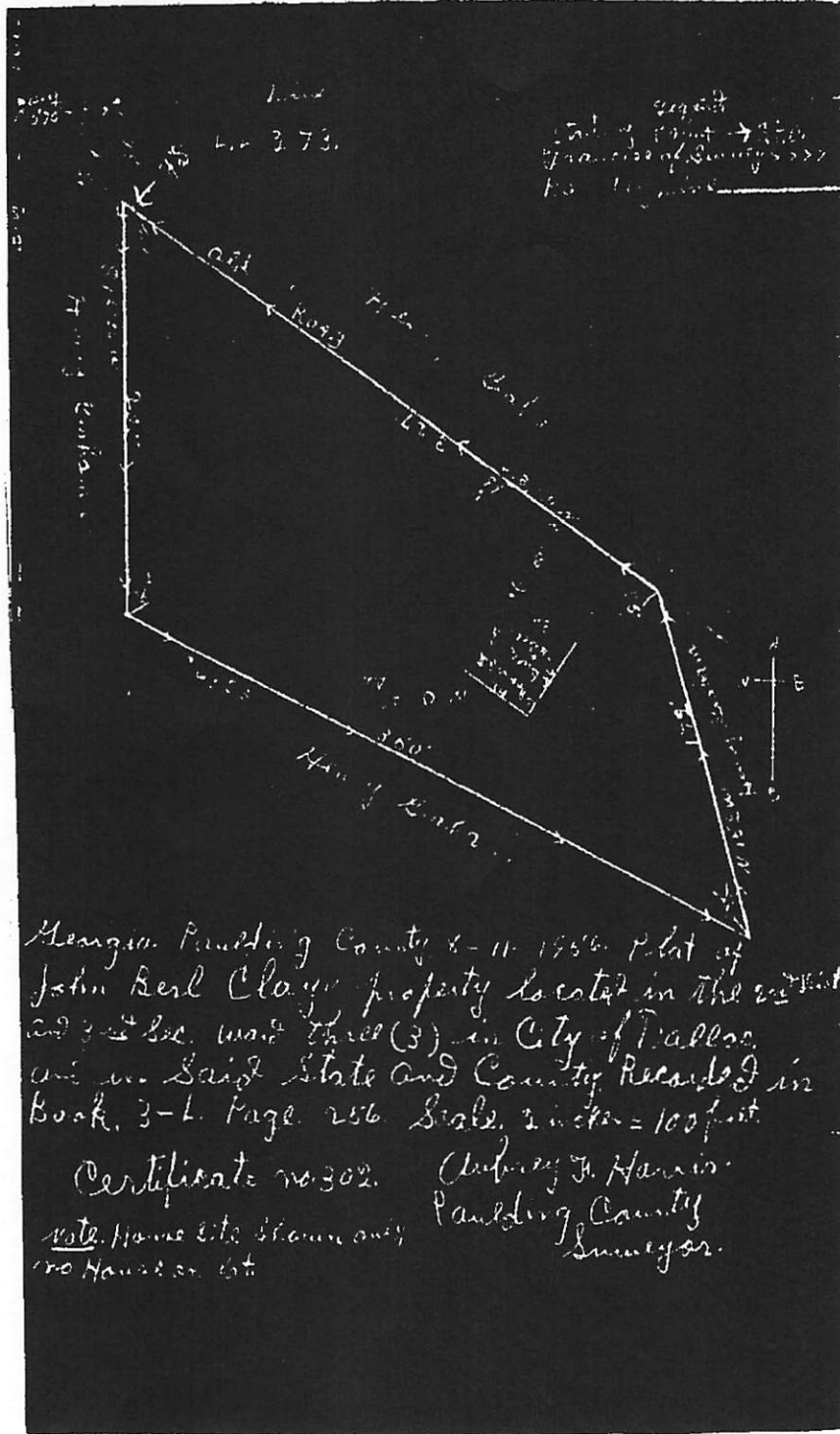
BEGINNING at a point on the North Original Line of said Lot Number 273, said point being an Iron Stake located Fifty (50) feet East of the Center of the Street that runs in front of and on the East side of the American Legion Home; thence running East along the said North Original Line for a distance 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.

BK 2055PG0696

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.

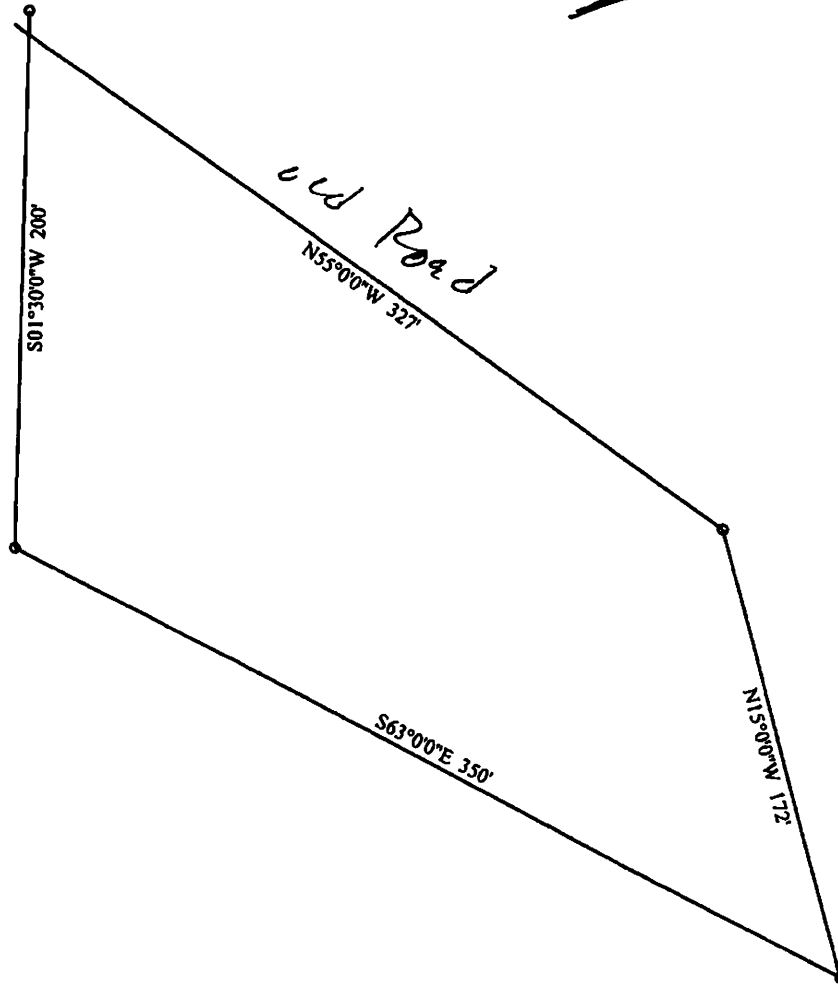


Page 1



Scale: 1 Inch = 67 Feet
Area: 1.098 Acres (47,846.67 Square Feet)

*parcel
2*

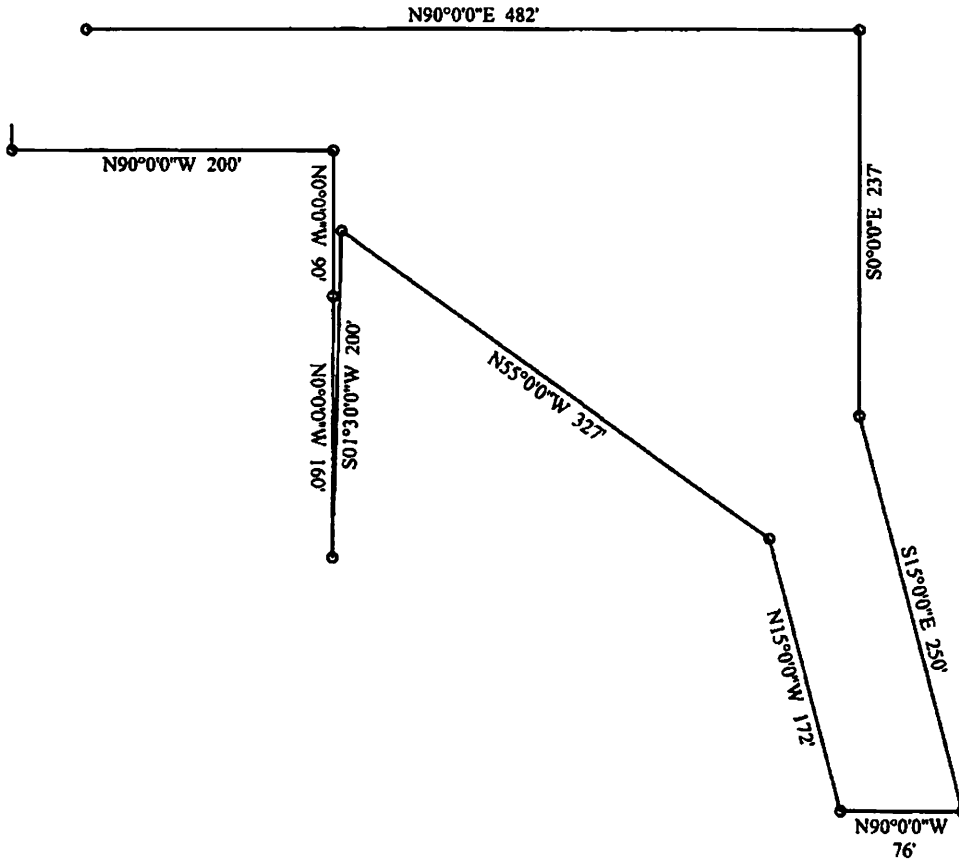


1. S01°30'0"W 200'
2. S63°00'0"E 350'
3. N15°00'0"W 172'
4. N55°00'0"W 327'



Scale: 1 Inch = 111 Feet
Area: 2.390 Acres (104,106.70 Square Feet)
(The map does not close and the acreage may be incorrect.)

*Parcel
2*



- 1. N90°0'0"E 482'
- 2. S0°0'0"E 237'
- 3. S15°0'0"E 250'
- 4. N90°0'0"W 76'

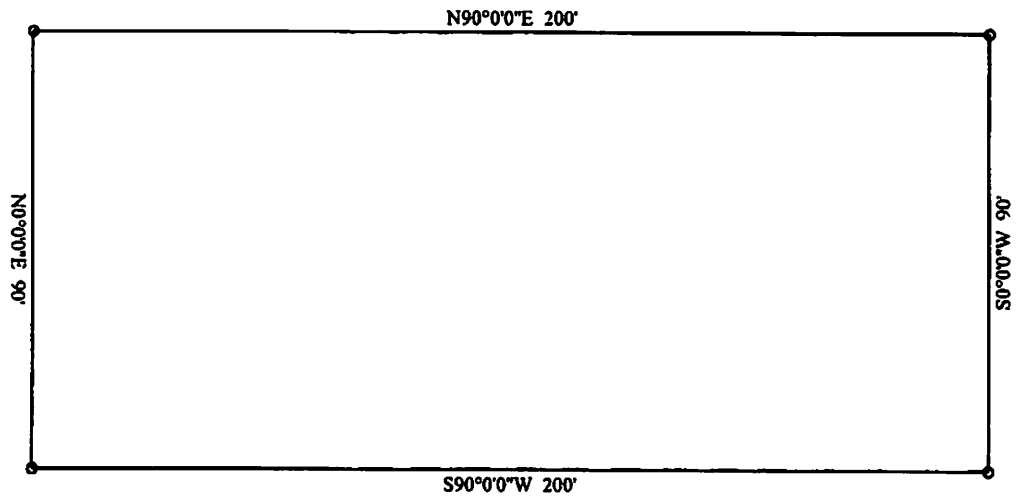
- 5. N15°0'0"W 172'
- 6. N55°0'0"W 327'
- 7. S01°30'0"W 200'
- 8. N0°0'0"W 160'

- 9. N0°0'0"W 90'
- 10. N90°0'0"W 200'
- 11. N0°0'0"E 16'



Scale: 1 Inch = 38 Feet
Area: 0.413 Acres (18,000.00 Square Feet)

*Less +
Except*



1. N90°0'0" E 200'
2. S0°0'0" W 90'
3. S90°0'0" W 200'
4. N0°0'0" E 90'

WARRANTY DEED

NEW ERA PRINT, DALLOS, GA.

STATE OF GEORGIA, Paulding County.

THIS INSTRUMENT, made this 15th day of August in the year of our Lord One Thousand Nine Hundred and Sixty-Three between NERA M. GRAHAM

of the State of Georgia and County of Paulding of the first part and RENNIE BAKESTRAM and JUNE C. BAKESTRAM

of the state of Georgia and County of Paulding of the second part.

WITNESSETH: That the said part Y of the first part, for and in consideration of the sum of Ten (\$10.00) Dollars & other good & valuable consideration... 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 part Y of the second part, their heirs and assigns, all that tract or parcel of land 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, said point designated by an iron stake located Two Hundred Seventy-Five (275) feet South of the North Original Line of said Land Lot number 273 and being the Southwest corner of the property of John B. Clay; thence running South (South 1 degree 30 minutes West) for a distance of Two Hundred Twenty-Five (225) feet, to an iron stake; thence running Southeasterly (South 55 degrees East) for a distance of Five Hundred Thirty-Eight (538) feet, to an iron stake; thence running North (North 1 degree 30 minutes East) for a distance of Three Hundred (300) feet, to an iron stake; thence running Northwesterly (North 63 degrees West) for a distance of Five Hundred (500) feet, to the iron stake at the point of beginning.

Said tract being bounded on the North by the property of John B. Clay and Nera M. Graham, and on the East, South and West by the lands of Nera M. Graham.



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

And the said part Y of the first part, her 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 part Y of the first part hereunto set her hand and affixed her seal, the day and year above written.

Signed, sealed and delivered in the presence of

Wilma Boyd
George T. Boyd, NP.

Nera M. Graham (Seal)
(Signature lines for witnesses)

Filed March 28, 1964, 4:05 PM Recorded March 30, 1964
Sylvia G. Strickland, Deputy Clerk

4E/93