



A PROFESSIONAL CORPORATION

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August 29, 2023

**Via FedEx**

City Engineer  
Attn: Hari Karikaran, PE  
3120 Stonecrest Boulevard, Suite 190  
Stonecrest, Georgia 30038

Re: Right-of-Way Deed from Shah Ali Investment, LLC to the City of Stonecrest for a portion of 6030 Hillandale Dr., DeKalb County, Tax Parcel No. 16 088 01 002.

Dear Hari:

As you know, my law firm represents Shah Ali Investment, LLC in connection with the above referenced right-of-way-deed. At your request, please find enclosed herewith, the above referenced original fully executed right-of-way deed for acceptance by the City of Stonecrest and recording in the DeKalb County, Georgia deed records. If for any reason this right-of-way deed is not accepted by the City of Stonecrest and recoded in the DeKalb County, Georgia deed records, then you are instructed to immediately return the original right-of-way deed to me.

If you have any questions, or need anything further, please contact me.

Sincerely,  
Powell & Edwards, PC

Brian Edwards

Enclosure

For Deliveries and Appointments Only

Lawrenceville Office  
10 Lumpkin Street  
Lawrenceville, Georgia 30046-1390

Social Circle Office  
208 Brookstone Place  
Social Circle, Georgia 30025

After recording, return to:  
Powell & Edwards, PC  
P. O. Box 1390  
Lawrenceville, GA 30046-1390  
File No. 2023-76  
A portion of Tax Parcel No.: 16 088 01 002

**CITY OF STONECREST**  
**RIGHT-OF-WAY DEED**  
**3120 Stonecrest Blvd, Stonecrest, Georgia 30038**

STATE OF GEORGIA  
COUNTY OF DEKALB

PROJECT NO. LD 21-000029

THIS CONVEYANCE is made and executed the 28<sup>th</sup> day of August, 2023.

WITNESSETH that the undersigned (hereinafter referred to as "Grantor") is the owner of a tract of land in DeKalb County, Georgia through which **Hillandale Road**, known as **Project No. LD 21-000029**, has been laid out by the City of Stonecrest, a Georgia municipal corporation (the "City of Stonecrest").

NOW, THEREFORE, in consideration of the benefit to said property by the construction and maintenance of said improvements, and in consideration of ONE DOLLAR (\$1.00), in hand paid, the receipt whereof is hereby acknowledged, Grantor does hereby grant, sell and convey to the **City of Stonecrest**, and its successors in office, the following tract or parcel of land, which is necessary to make such right-of-way improvements as surveyed, being more particularly described as follows:

All that tract or parcel of land lying and being in Land Lot 88 of the 16<sup>th</sup> Land District of DeKalb County, Georgia, and being more particularly described and depicted on Exhibit "A" attached hereto and made a part hereof by this reference.

TO HAVE AND TO HOLD the said conveyed premises in fee simple. Grantor hereby warrants that Grantor has the right to sell and convey said land and that Grantor will warrant and forever defend the right and title to said land unto the City of Stonecrest against the claims of all persons whomsoever owning, holding or claiming by, through, or under Grantor, but not otherwise; provided, however, that the warranties of title made by Grantor herein shall not extend to any claims arising under any zoning ordinances affecting the subject property; covenants, restrictions and easements of record; and current city, state and county ad valorem property and sanitary taxes not yet due and payable.

(Signatures Contained on Following Page)

IN WITNESS WHEREOF, Grantor has hereunto set its hand and seal on the day above written.

Signed, sealed, and delivered  
in the presence of:

Mohammad Nait Alwan

Unofficial Witness

[Signature]

Notary Public

My Commission Expires: 02/01/2027

[AFFIX NOTARY SEAL]

GRANTOR:

Shah Ali Investment, LLC,  
a Georgia limited liability company

Sign: [Signature] (Seal)

Print Name: Ali Shah Ali

Title: Managing Member





Exhibit "A"

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 88, 16TH DISTRICT, DEKALB COUNTY, GEORGIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN SET (1/2" REBAR) LOCATED ON THE NORTHERLY RIGHT OF WAY LINE OF HILLANDALE ROAD (VARIABLE R/W), A DISTANCE OF 307 FEET MORE OR LESS NORTHEASTERLY FROM ITS INTERSECTION WITH THE EASTERLY RIGHT OF WAY LINE OF DEKALB MEDICAL PARKWAY; THENCE NORTH 13 DEGREES 11 MINUTES 17 SECONDS WEST A DISTANCE OF 12.97 FEET TO AN IRON PIN SET (1/2" REBAR); THENCE ALONG A CURVE TO THE RIGHT A DISTANCE OF 165.31 FEET, HAVING A RADIUS OF 2842.11 FEET, AND BEING SUBTENDED BY A CHORD BEARING OF NORTH 57 DEGREES 31 MINUTES 48" SECONDS EAST, A DISTANCE OF 165.28 FEET TO AN IRON PIN FOUND (1/2" REBAR); THENCE SOUTH 84 DEGREES 40 MINUTES 55 SECONDS EAST A DISTANCE OF 2.97 FEET TO A POINT; THENCE SOUTH 30 DEGREES 50 MINUTES 05 SECONDS EAST A DISTANCE OF 10.35 FEET TO AN IRON PIN SET (1/2" REBAR); THENCE ALONG A CURVE TO THE LEFT A DISTANCE OF 171.65 FEET, HAVING A RADIUS OF 2830.00 FEET, AND BEING SUBTENDED BY A CHORD BEARING OF SOUTH 57 DEGREES 30 MINUTES 16 SECONDS WEST, A DISTANCE OF 171.62 FEET TO THE POINT OF BEGINNING.

SAID TRACT OR PARCEL OF LAND CONTAINING (0.047 ACRES 2,052 SQUARE FEET)

(Depiction of Right of Way Parcel Shown on Following Page)

(Depiction of Right of Way Parcel Continued on Following Page)



