
QUIT-CLAIM DEED

STATE OF GEORGIA
COUNTY OF COBB

After Recording, Return To:
Cochran & Edwards, LLC
2950 Atlanta Road
Smyrna, GA 30080

THIS INDENTURE, made this ___ day of December, in the year, **Two Thousand Fifteen** between **The City of Smyrna** of the State of Georgia as party or parties of the first part hereinafter called Grantor and **Halpern Enterprises, Inc.** party of the second part hereinafter called Grantee.

WITNESSETH: That Grantor for and in consideration of ONE (\$1.00) DOLLAR AND OTHER VALUABLE CONSIDERATIONS, has bargained, sold and does by these presents bargain, sell, remise, release, and forever quit-claim to the said Grantee (to include their respective heirs, successors and assigns where the context requires or permits), all the right, title, interest, claim or demand which the said Grantor has or may have had in and to:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.

with all the rights, members and appurtenances to the said described premises in anywise appertaining or belonging.

TO HAVE AND TO HOLD the said described premises unto the said Grantee, heirs and assigns, so that neither the said Grantor, nor any other person or persons claiming under Grantor shall at any time, claim or demand any right, title or interest to the aforesaid described premises or its appurtenances.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed the day and year above written.

THE CITY OF SMYRNA

By: _____ **(Seal)**
A. Max Bacon, Mayor

Signed, sealed and delivered in the presence of

Witness

Notary Public

Legal Description for: Spring Road

All that tract or parcel of land lying and being in Land Lots 559 & 594 of the 17th District, City of Smyrna, Cobb County, Georgia and being more particularly described as follows:

COMMENCING at a #4 rebar found at the southeasterly-most corner of a mitered right-of-way of the northerly Right-of-Way of Spring Road (Variable Right-of-Way) with the easterly Right-of-Way of Atlanta Road (Variable Right-of-Way); THENCE, along the existing right-of-way of Spring Road on a bearing of South 89 degrees 18 minutes 16 seconds East, a distance of 125.03 feet to a point; Said point also being the POINT OF BEGINNING.

THENCE, from the POINT OF BEGINNING and following the existing northerly right-of-way of Spring Road and common with the property line of Halpern Enterprise Inc. on a bearing of North 81 degrees 14 minutes 25 seconds East, a distance of 85.13 feet to a point;
THENCE, continuing along said existing right-of-way and common property line on a bearing of North 81 degrees 17 minutes 17 seconds East, a distance of 368.06 feet to a #4 rebar;
THENCE, continuing along said existing right-of-way and common property line along a curve to the right having an arc length of 293.54 feet, a radius of 1780.00 feet and being subtended by a chord with a bearing of North 86 degrees 02 minutes 34 seconds East, a distance of 293.21 feet to a point on the westerly right-of-way of an existing railroad line, now or formerly owned by the State of Georgia (Leased by CSX Transportation, Inc.);
THENCE, leaving said common corner and establishing a new proposed right-of-way line along this section of the northerly side of Spring Road by leaving said corner on a bearing of South 08 degrees 35 minutes 56 seconds East, a distance of 74.43 feet to a point;
THENCE, westerly along the northerly side of Spring Road, creating said new proposed right-of-way line on a bearing of South 81 degrees 39 minutes 24 seconds West, a distance of 32.61 feet to a point along with the following metes and bounds;
THENCE, South 83 degrees 03 minutes 26 seconds West, a distance of 62.26 feet to a point;
THENCE, South 85 degrees 15 minutes 48 seconds West, a distance of 61.71 feet to a point;
THENCE, South 86 degrees 59 minutes 26 seconds West, a distance of 62.01 feet to a point;
THENCE, South 89 degrees 02 minutes 11 seconds West, a distance of 61.91 feet to a point;
THENCE, North 88 degrees 33 minutes 36 seconds West, a distance of 11.05 feet to a point;
THENCE, North 89 degrees 17 minutes 02 seconds West, a distance of 451.21 feet to a point;
THENCE, North 87 degrees 51 minutes 44 seconds West, a distance of 9.99 feet to the POINT OF BEGINNING.

The herein described tract of land contains 0.951 Acres or 41,441 Square Feet of land, more or less. The above described property is subject to any and all Easements, Encumbrances and or Restrictions of record.