

STANDARD WARRANTY DEED



STATE OF GEORGIA

26.40
due

COBB

County

THIS INDENTURE, made this 21st day of July

in the year of our Lord One Thousand Nine Hundred and Sixty-Two

between CHARLES F. BROWN

of the State of Georgia and County of Cobb of the first part

and CITY OF SMYRNA, a municipal corporation

of the State of Georgia and County of Cobb of the second part

WITNESSETH: That the said party of the first part for and in consideration of the sum of

OTHER VALUABLE CONSIDERATIONS AND TEN (\$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 party of the second part, its heirs and assigns all that tract or parcel of land lying and being in Land Lots 776 and 809 of the 17th District, 2nd Section of Cobb County, Georgia; and being a tract of 13.72 acres in said Land Lots more particularly described as follows: BEGINNING at the point of intersection formed by the east Land Lot line of said Land Lot 776 with the north side of the right-of-way of Spring Road; thence running in a westerly direction along the north side of said Spring Road right-of-way and following the curvature thereof for a distance of 165 feet to an iron pin and corner; thence running northerly a distance of 1,238 feet to an iron pin and corner; thence running south 89 degrees 55 minutes east for a distance of 502.8 feet to an iron pin and corner in Land Lot 809; thence running south 0 degrees 21 minutes 30 seconds west for a distance of 1,138 feet to an iron pin and corner located at the northeast corner of property now or formerly owned by James H. Brown and Ida K. Brown; thence running north 89 degrees 55 minutes west along the north side of said Brown lot a distance of 100 feet to an iron pin and corner; thence south 0 degrees 21 minutes 30 seconds west along the west line of said Brown lot for a distance of 200 feet to an iron pin and corner located on the north side of the right-of-way of Spring Road; thence running in a westerly direction along the north side of said Spring Road right-of-way and following the curvature thereof for a distance of 230 feet to the south-east corner of Land Lot 776 and the point of beginning.

The grantor intends to convey to the grantee by this deed all of that property acquired by the grantor by warranty deed dated October 9, 1942, from S. J. Adams to the grantor which deed appears of record in Deed Book 149, at page 317 in the Office of the Clerk, Cobb Superior Court, excepting only a lot of 100 by 200 dimensions in Land Lot 809, 17th District, 2nd Section, Cobb County, Georgia, fronting on the north side of Spring Road which was previously conveyed by the grantor herein to James H. Brown and Ida K. Brown, by warranty deed dated November 14, 1959, and recorded in Deed Book 529, page 500, in the Office of the Clerk, Cobb Superior Court.

SELLER *SEE CORRECTED WD 1002/543*

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 anywise appertaining, to the only proper use, benefit and behoof of the said party of the second part its 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, its heirs and assigns, against the lawful claim 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:

Charles F. Brown
CHARLES F. BROWN

(SEAL)

GEORGIA, Cobb County, Office Superior Court (SEAL)

Filed for Record 21st day of July 1962 (SEAL)

10 o'clock M. Recorded July 23rd 1962 (SEAL)

INQ. T. L. CROY, Clerk (SEAL)

NOTARIZED IN COBB COUNTY, GEORGIA