

1.00 due

439

WARRANTY DEED—Form No. 10

HALL PRINTING & OFFICE SUPPLY - MARIETTA, GA.

STANDARD WARRANTY DEED



STATE OF GEORGIA,

Cobb County

THIS INDENTURE, made this 10th day of April
 in the year of our Lord One Thousand Nine Hundred and Fifty Nine
 between W. B. Bowles and Frances Kate Bowles
 of the State of Georgia and County of Cobb of the first part
 and The City of Smyrna
 of the State of Georgia and County of Cobb of the second part

WITNESSETH: That the said part Y of the first part for and in consideration of the sum of other valuable considerations and Ten and 00/100 • • • • • DOLLARS in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, ha s granted, bargained, sold and conveyed, and by these presents do as 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 Land Lot 387, 17th District, 2nd

Section, Cobb County, Georgia, and being a tract of 23.12 acres which is more particularly described as follows:

BEGINNING at an iron pin located at the southeast corner of Land Lot 387; thence running south 89 degrees west along the south Land Lot line of Land Lot 387 for a distance of 886.1 feet to an iron pin; thence running northerly for a distance of 660 feet; thence running westerly for a distance of 200 feet; thence running northerly for a distance of 660 feet to a point located on the north Land Lot line of Land Lot 387; thence running easterly along said north Land Lot line for 729 feet to an iron pin; thence running southerly for a distance of 660 feet to an iron pin; thence running easterly for a distance of 330.7 feet to an iron pin located on the east Land Lot line; thence running southerly for a distance of 645 feet to the southeast corner of the Land Lot and the point of beginning.

This deed is given in exchange for a deed given simultaneously herewith by the grantee herein to the grantor herein conveying a tract of approximately the same acreage in exchange for this tract of land.

The above described property is more fully shown upon a plat of said property dated March 21, 1959 made by Hensley and Associates, Inc. which plat is to be recorded in the Clerk's office, Cobb Superior Court.



55 Rev due

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..... said party..... of the second part its..... heirs and assigns forever, IN FEE SIMPLE.

And the said part y..... 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 part y..... of the second part,..... its..... heirs and assigns, against the lawful claim of all persons whomsoever.

IN WITNESS WHEREOF, The said part y..... of the first part, ha...s... hereunto set..... his hand..... and affixed..... his..... seal....., the day and year above written.

Signed, sealed and delivered in the presence of:

W. B. BOWLES (SEAL)

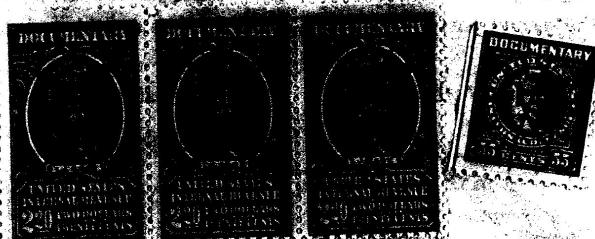
STATE OF GEORGIA, County of COBB

THIS INDENTURE, Made this 8th day of FEBRUARY in the Year of Our Lord One Thousand Nine Hundred and FIFTY-FIVE between C. E. SPROUSE
of the State of GEORGIA and County of COBB of the first part, and CITY OF SMYRNA
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 Dollars, in hand paid, at and before the sealing and delivery of these presents, the receipt of which 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 original Land Lots Numbers n 386 and 387 of the 17th District, Second Section, Cobb County, Georgia, and being 26.1 acres as shown by plat prepared by Office of City Engineer, dated January 29, 1955, which is to be recorded in Plat Book 12, Page 18, Cobb County Records, being more particularly described as follows:

BEGINNING at the Southwest corner of original Land Lot No. 386 and running thence North 1 degree, 15 minutes West along the West line of said Land Lot for a distance of 656.4 feet to a concrete monument; thence North 87 degrees and 23 minutes East along the South line of C. B. Norton property for a distance of 1,350.1 feet to a concrete monument on the West line of said Land Lot No. 386; thence South 4 degrees and 25 minutes East along said Land Lot line for a distance of 680.8 feet to the Southeast corner of said Land Lot; thence continuing South 4 degrees and 25 minutes East along the East line of Land Lot No. 387 for a distance of 669 feet to an iron pin; thence South 89 degrees, 59 minutes West along property of W. B. Bowles for a distance of 332 feet to an iron pin; thence North 4 degrees, 18 minutes West for a distance of 660 feet to an iron pin on the South line of Land Lot No. 386; thence South 88 degrees, 26 minutes West along said Land Lot Line for a distance of 1,059 feet to the point of beginning.

Also included herewith is a perpetual right-of-way easement for a water line 10 feet wide ~~and~~ adjoining property of grantor extending from Old Cooper Lake Road to the above described property being a total length of 455.5 feet. Said easement located on the North side of Land Lot No. 335, 17th District, Second Section, Cobb County, Georgia, and being shown on the plat above referred to. It is agreed that the grantee herein ~~is~~ have the right of ingress and egress for the purpose of installing and maintaining said water line.



TO HAVE AND TO HOLD the said tract or parcel of land, 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 claims of all persons whomsoever.

IN WITNESS WHEREOF, the said party of the first part has hereunto set his hand and seal, the day and year above written.

Signed, sealed and delivered in presence of:

W. E. Sordie Sprouse
Notary Public
Cobb County, Ga.

W. E. Sprouse
(Seal)

(Seal)

GEORGIA, Cobb County, Clerk's Office Superior Court (Seal)

Filed for Record *9th day of Feb 1955*
at *12 o'clock P.M.* Recorded *Feb 10 1955*

JNO. T. LeCROY, Clerk

WARRANTY DEED (Long Form)		TO CITY OF SATNA	GEORGIA, County of <i>Chatt</i> Clerk's Office, Superior Court	Filed for Record at <i>12 o'clock P.M.</i> <i>Feb 9, 1955</i> Recorded in Deed Book <i>19</i> Folio <i>19</i>	<i>J. D. Allen</i> Clerk
FROM	C. E. SPROUSE				

FORM NO. 214
IVAN ALLEN CO.