

After Recording Return To:
Hurley Elder Care Law
100 Galleria Parkway, Suite 650
Atlanta, Georgia 30339

Deed Preparation Only
No Title Search Performed

LIMITED WARRANTY DEED

STATE OF GEORGIA
COUNTY OF COBB

THIS INDENTURE, made this 25th day of September, 2019, between

BETTY CONWAY,

of the County of Fannin, and State of Georgia, as Party of the first part, hereinafter called Grantor, and

B. J. CONWAY,

of the County of Gwinet, and State of Georgia as Party of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires of permits).

WITNESSETH that: Grantor, for and in consideration of the sum of TEN AND 00/100 DOLLARS (\$10.00) 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, alienated, conveyed, and confirmed, and by these presents does grant bargain, sell, convey and confirm unto the said Grantee,

All that tract or parcel of land lying and being in Land Lot 487 of the 17th District, 2nd Section of Cobb County, Georgia, being part of Lot 71, Reed and Walker, as per plat recorded in Plat Book 3, Page 51, Cobb County Records and being more particularly described as follows:

Beginning at a point on the Southeasterly side of Church Street, three hundred and twenty five (325) feet Northeasterly from the intersection of the west line of Land Lot 487 and the Southeasterly side of Church Street, as measured along the Southeasterly side of Church Street; thence Southerly two hundred (200) feet to a point; thence Northeasterly fifty (50) feet to a point; thence Northerly two hundred (200) feet to a point on the Southeasterly side of Church Street; thence Southwesterly along the Southeasterly side of Church Street (50) feet to the point of beginning.

Property address: 1096 Church Street
Smyrna, GA 30080
Parcel ID: 17048700590

This property is conveyed subject to all restrictions and easements of record, if any.

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 Grantee forever in FEE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons owning, holding or claiming by, through or under said Grantor.

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

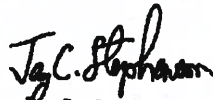
Signed, sealed and delivered in the presence of:

Cambria H. Mitchell
Unofficial Witness

BETTY CONWAY (SEAL)

Dawn N. Houston
Notary Public
My Commission expires:
[Notary Seal]




Jay C. Stephenson
Clerk of Superior Court Cobb Cty. Ga.

STATE OF GEORGIA
COUNTY OF COBB

WARRANTY DEED

THIS INDENTURE made this 23rd day of September, 2004, between

GREGORY S. LEWELLEN ,

as party or parties of the first part, hereinafter called Grantor, and

B.J. CONWAY and BETTY CONWAY ,

as Joint Tenants with Rights of Survivorship

as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of TEN DOLLARS and other good and valuable consideration (\$10.00) in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee, the following described property:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 487 OF THE 17TH DISTRICT, 2ND SECTION OF COBB COUNTY, GEORGIA, BEING PART OF LOT 71, REED AND WALKER, AS PER PLAT RECORDED IN PLAT BOOK 3, PAGE 51, COBB COUNTY RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHEASTERLY SIDE OF CHURCH STREET, THREE HUNDRED TWENTY FIVE (325) FEET NORTHEASTERLY FROM THE INTERSECTION OF THE WEST LINE OF LAND LOT 487 AND THE SOUTHEASTERLY SIDE OF CHURCH STREET, AS MEASURED ALONG THE SOUTHEASTERLY SIDE OF CHURCH STREET; THENCE SOUTHERLY TWO HUNDRED (200) FEET TO A POINT; THENCE NORTHEASTERLY FIFTY (50) FEET TO A POINT; THENCE NORTHERLY TWO HUNDRED (200) FEET TO A POINT ON THE SOUTHEASTERLY SIDE OF CHURCH STREET; THENCE SOUTHWESTERLY ALONG THE SOUTHEASTERLY SIDE OF CHURCH STREET FIFTY (50) FEET TO THE POINT OF BEGINNING.

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 Grantee forever in FEE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the right and title to the above-described property unto the said Grantee against the claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal this first day and year first above written.


Signed, sealed and delivered in the presence of:



Witness



GREGORY S. LEWELLEN (Seal)



Notary Public
My commission expires

(Seal)

[Attach Notary Seal]

(Seal)

(Seal)

THIS INDENTURE, made this 11TH day of APRIL, 19 85
between WILLIAM RANDOLPH HOLDEN AND MARY INA ELIZABETH HOLDEN CHANDLER
as duly qualified CO-EXECUTORS of the Last Will and Testament
of CAROLINE G. HOLDEN, deceased, part Y of
the first part, and B.J. CONWAY
of the State of Georgia, County of COBB, part Y of the second part.

BEGINNING AT A POINT 175.0 FEET EASTERLY ALONG THE SOUTH LAND LOT LINE OF LAND LOT 487 FROM THE SOUTHWEST CORNER OF LAND LOT 487; RUN THENCE NORTH 02 DEGREES 18 MINUTES 19 SECONDS EAST 339.22 FEET TO A FENCE POST ON THE SOUTHERLY SIDE OF CHURCH STREET; THENCE NORTH 84 DEGREES 34 MINUTES 54 SECONDS EAST 148.97 FEET ALONG THE SOUTHERLY SIDE OF CHURCH STREET TO AN IRON PIN; THENCE SOUTH 02 DEGREES 00 MINUTES 04 SECONDS WEST 351.62 FEET TO AN IRON PIN; THENCE SOUTH 89 DEGREES 23 MINUTES 09 SECONDS WEST ALONG THE SOUTH LOT LINE OF LAND LOT 487 149.68 FEET TO THE POINT OF BEGINNING.

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TO HAVE AND TO HOLD the said property, 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 part Y of the second part forever, in as full and as ample a manner as the same was held, possessed or enjoyed by the said deceased in HER lifetime.

IN WITNESS WHEREOF, the said part Y of the first part have hereunto set THEIR hands and seal, the day and year first above written.

Signed, sealed and delivered
in the presence of:

Leola B. Smith
WITNESS
Patricia Peigner
NOTARY PUBLIC
Notary Public, Central State at Large
My Commission Expires Oct. 2, 1988

William Randolph Holden (Seal)
WILLIAM RANDOLPH HOLDEN
Mary Ina Elizabeth Holden Chandler (Seal)
MARY INA ELIZABETH HOLDEN CHANDLER,
AS CO-EXECUTORS UNDER THE LAST WILL
AND TESTAMENT OF CAROLINE G. HOLDEN
(Seal)



EXECUTOR'S DEED

FROM

TO

, 19

GEORGIA, COUNTY

CLERK'S OFFICE SUPERIOR COURT

Filed for Record at o'clock, M.

, 19

Recorded in Book , Folio

, 19

Clerk

mt
MITCHELL CLARKE PATE & ANDERSON
ATTORNEYS AT LAW
SIXTH FLOOR
GEORGIA FIDELITY SAVINGS BANK
ATLANTA GEORGIA 30303