

Please Return Recorded Document to:

Campbell & Brannon, LLC
5565 Glenridge Conn., Suite 350
Atlanta, Georgia 30342
Attn: Raymond Kearns

Cross Reference:
Deed Book 14020, Page 3079

Tax Parcel # 17056000060

**CORRECTIVE
EXECUTORS' DEED**

THIS INDENTURE is made as of the 27th day of August, 2021, by and between **Sheila Elaine Lawrence**, as Executor under the last will and testament of **SHIRLEY ANN MASSEY** (hereinafter referred to as "Grantor") and **SHEILA ELAINE LAWRENCE and JIMMY L. LAWRENCE** (hereinafter referred to as "Grantee") (the terms "Grantor" and "Grantee" to include their respective heirs, legal representatives, successors and assigns where the context requires or permits).

WITNESSETH:

That the undersigned, Sheila Elaine Lawrence, acting under and by virtue of the power and authority contained under the Last Will and Testament of SHIRLY ANN MASSEY, deceased, who died a resident of Cobb County, Georgia on January 8, 2004, the Will having been probated in Solemn Form and admitted to record in the Probate Court of Cobb County, Georgia on February 24, 2004, Estate No. 04-219, and for and in consideration of the sum of TEN AND NO/100THS DOLLARS (\$10.00) and other good and valuable consideration in hand paid at and before the sealing and delivery of these presents, the receipt and sufficiency whereof are hereby acknowledged, have granted, bargained, sold, aliened, conveyed and confirmed, and by these presents do grant, bargain, sell, alien, convey and confirm unto the said Grantees, to wit:

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 560 of the 17th District, 2nd Section of Cobb County, Georgia, and being more particularly described on that survey prepared by LanTec Surveying dated August 3, 2021, for Brookwood Home Design, LLC, a true and correct copy of which is attached hereto as Exhibit "A" and by reference made a part hereof.

This deed is given to correct legal description to that Executor's Deed recorded at Deed Book 14020, Page 3079 in the Clerk's Office for the Superior Court of Cobb County, Georgia.

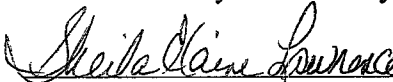
TO HAVE AND TO HOLD the Property, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only

proper use, benefit and behoof of said Grantees FOREVER IN FEE SIMPLE, in as full and ample a manner as the same was held, possessed and enjoyed, or might have been held, possessed and enjoyed, by the said Deceased or Grantors.


IN WITNESS WHEREOF, Grantors have signed and sealed this deed, the day, month and year first above written.

"GRANTOR"

Estate of Shirley Ann Massey

 (Seal)
Sheila Elaine Lawrence, Executor

Sworn to and subscribed
before me, as of the 27
day of August, 2021


Unofficial Witness

Notary Public
My Commission Expires:

[AFFIX NOTARIAL SEAL]

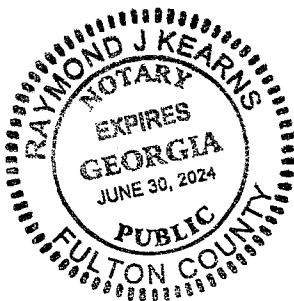


EXHIBIT "A"

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon.
RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 5-6-67.

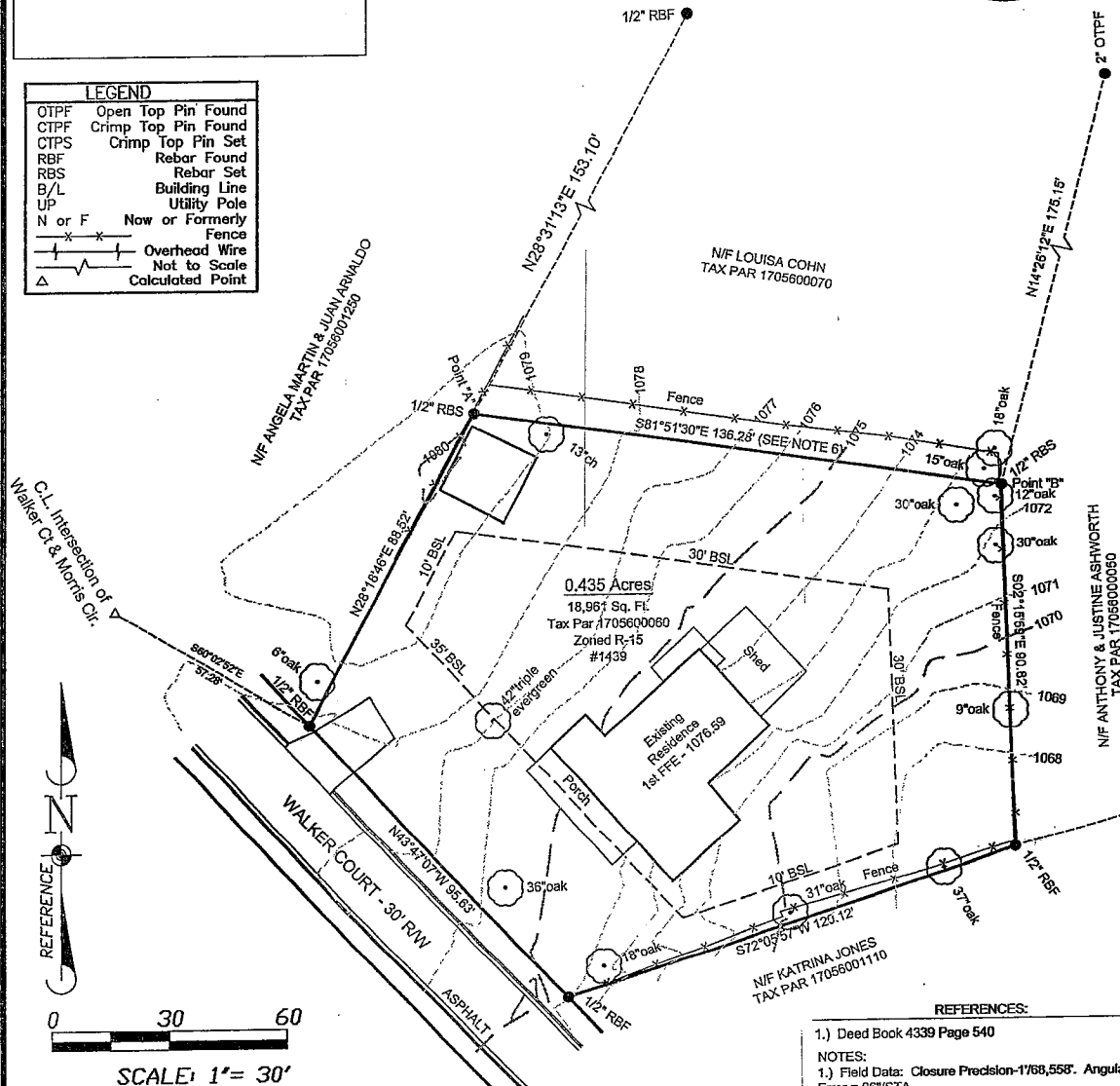
William J. Gilbert
William J. Gilbert Ga. RLS # 2843

Dated: August 3, 2021

NOTE: All Building Setback Lines (BSL) should be confirmed with City Of Smyrna before proceeding.



LEGEND	
OTPF	Open Top Pin Found
CTPF	Crimp Top Pin Found
CTPS	Crimp Top Pin Set
RBF	Rebar Found
RBS	Rebar Set
B/L	Building Line
UP	Utility Pole
N or F	Now or Formerly
—x—x—	Fence
—w—w—	Overhead Wire
—	Not to Scale
Δ	Calculated Point



REFERENCES:

1.) Deed Book 4339 Page 540

NOTES:

- 1.) Field Data: Closure Precision-1/768,558". Angular Error = 06"/STA.
- 2.) Measurements were taken with a LEICA TSP12 on 07/30/2021 and were balanced using the Compass Rule.
- 3.) Bearings are based on Reference 1.
- 4.) Plat Precision: 1/100,000".
- 5.) The public records referenced herein reflect only those records necessary to establish the boundaries hereon, and reference to the same does not and is not intended to constitute a title search or title opinion.
- 6.) No portion of this property is located in a Special Flood Area as indicated on F.I.R.M. Map No. 13067C0119H, dated 03/04/2013.
- 7.) Recommended Boundary Line Agreement along this property line. No iron pin corners could be located along this property line and both deeds of the subject property and the adjoining property have an error in the legal description causing a bust in the property line calls. There is no possible way to determine where in the calls along the property lines the error occurs. Therefore it is my professional opinion a Boundary Line Agreement should be obtained along this property line from points "A" to "B" to resolve any current or future issues.

LandTec
Surveying

205 WILLIAMS BRIDGE ROAD,
TOCCOA, GEORGIA 30577
PHONE: (678)780-8832

RETRACEMENT BOUNDARY AND TOPOGRAPHIC
SURVEY OF 1439 WALKER CT. FOR:
**BROOKWOOD
HOME DESIGNS, LLC**
LOCATED IN:
LAND LOT 560, 17TH DISTRICT, 2ND SECTION
CITY OF SMYRNA
COBB COUNTY, GEORGIA

DRAWN:	WJG
CC:	WJG
DATE:	08/03/2021
SCALE:	1"=30'
JOB NUMBER:	21-125
SHEET NUMBER:	1 OF 1