

Recordation Requested By:

JASON L. BOWMAN
Attorney at Law
Hallmark, Bowman & Hallmark, LLC
3818 Powder Springs Rd
Powder Springs, Georgia 30127
(770) 943-1106

**After Recording, Return and
Mail Tax Statements To:**

John Aaron Hicks, Jr. and Sherri Moore, as co-Trustees
4340 Brownsville Rd
Powder Springs, GA 30127

WARRANTY DEED

State of Georgia

Cobb County

THIS INDENTURE, made this 24th day of January, 2023, between

JOHN AARON HICKS, JR., a widower, as the party of the first part, hereinafter called the Grantor,

Whose address is 4340 Brownsville Rd, Powder Springs, GA 30127;

AND

JOHN AARON HICKS, JR. and SHERRI MOORE, as co-Trustees of THE HICKS FAMILY REVOCABLE LIVING TRUST, U/A dated January 24, 2023, as the party of the second part, hereinafter called the Grantee,

Whose address is 4340 Brownsville Rd, Powder Springs, GA 30127;

The words "Grantor" and "Grantee" are 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 AND NO/100 DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION, has granted, bargained, sold and conveyed and by these presents does grant, bargain, sell, and convey unto the said Grantee all of THE FOLLOWING described tract or parcel of land situated in the County of Cobb, State of Georgia:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

More commonly known as 4340 Brownsville Rd, Powder Springs, GA.

Assessor's Parcel Number: 19097300030

SUBJECT TO the Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements now of record, if any.

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 in anywise appertaining, to the only proper use, benefit and behoof of the aforesaid Grantee, forever, in fee simple.

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

The then-acting Trustee has the power and authority to encumber or otherwise to manage and dispose of the hereinabove described real property; including, but not limited to, the power to convey.

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



JOHN AARON HICKS, JR.

This document was signed in my presence on January 24, 2023 by JOHN AARON HICKS, JR..



ALBERT A. HALLMARK

3818 Powder Springs Rd
[street address]


Powder Springs, GA 30127
[city, state]

STATE OF GEORGIA
COUNTY OF COBB

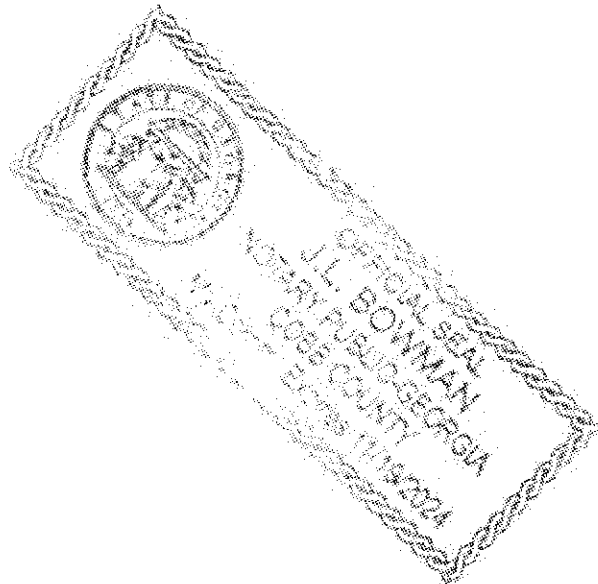
This instrument was sworn to and subscribed before me this 24th day of January, 2023, by JOHN AARON HICKS, JR..

Personally Known
 Produced Identification

(Seal)



(Signature of Notary)
J.L. BOWMAN
Notary Public, State of Georgia



Unofficial Copy

EXHIBIT A

All that tract or parcel of land, lying and being in land lot 973, 19th district, 2nd section, Cobb County, Georgia, and being shown as tract 1, containing 9.121 acres, and tract 2, containing 0.591 acres, as shown on that plat of survey for Fidelity national law group, by Georgia land surveying company, as certified by Josh L Lewis, IV, GRLS NO 3028, dated September 8, 2016, and being more particularly known as follows:

Beginning at a 3/4 inch crimp top pipe found on the westerly land lot line of land lot 973, said pipe being located 377.97 feet north west of the common corner of land lots 972, 973, 1026, 1027(as measured along said land lot line); running thence North 00° 10 minutes 46 seconds west for a distance of 99.35 feet to a 1/2 inch rebar found; running thence north 00° 34 minutes 21 seconds west for a distance of 153.68 feet to a 1 inch iron rod found; running thence South 83° 36 minutes 11 seconds east for a distance of 332.73 feet to a 1 1/2 inch open top pipe found; running thence South 56° 29 minutes 35 seconds east for a distance of 362.46 feet to a 1/2 inch rebar found; running thence south 57° 06 minutes 03 seconds east for a distance of 86.27 feet to a 1 inch iron rod found; running thence South 47° 37 minutes 54 seconds east for a distance of 179.01 feet to a 3/4 inch rebar found; running thence south 73° 04 minutes 09 seconds east for a distance of 197.70 feet to a broken concrete monument found on the northerly right of way of Brownsville Road (variable right of way); running thence south 41° 36 minutes 29 seconds west for a distance of 496.18 feet to a concrete monument found; running vents north 50° 09 minutes 33 seconds west for a distance of 905.64 feet to the point of beginning.

and more commonly known as 4340 Brownsville Rd, Powder Springs, GA 30127.

TAX PARCEL NUMBER: 19097300030