



**AND THE SAID** Grantor shall warrant and forever defend the right, title and interest to the Property unto Grantee against the claims of all persons claiming by, through, or under Grantor.

[Remainder page intentionally left blank]

Unofficial Copy

IN WITNESS WHEREOF, the undersigned Grantor has duly executed this instrument under seal to be effective as of the date first set forth above.

Signed, sealed and delivered in the presence of:

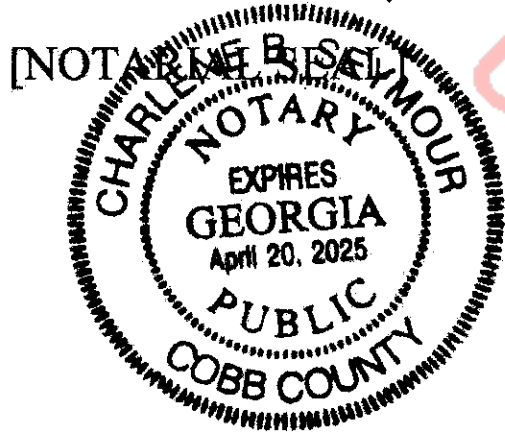
GRANTOR:

Jeri Allen  
Unofficial Witness: Jeri Allen

Karen Hardy Pritchard (seal)  
Karen Hardy Pritchard, Executor of the Estate of Joseph F. Hardy

Charlene Seymour  
Notary Public

My commission expires: April 20, 2025



Unofficial Copy

**Exhibit A**  
**Legal Description**

All that tract or parcel of land lying and being in Land Lots 1026 and 1027, 19th District and 2nd Section of Cobb County, Georgia more fully described as follows:

Lot 2, containing 4.839 acres, according to that certain Subdivision Plat of Auto Parts Store recorded in Plat Book 279, Page 487 in the Office of the Clerk of Superior Court of Cobb County, Georgia, said plat being incorporated herein by this reference for a more complete description of the metes and bounds and courses and distances.

PIN: 19102600030

**TOGETHER WITH** easement rights contained in the following:

**Reciprocal Easement Agreement by and between Karen Hardy Pritchard, Executor of The Estate of Joseph F. Hardy to JWAVII Powder Springs, LLC, dated August 4, 2020, filed August 12, 2020, recorded in Deed Book 15782, Page 1248;**

**Reciprocal Easement Agreement from Karen Hardy Pritchard, Executor of the Estate of Joseph F. Hardy, to JWAVII Powder Springs, LLC, dated August 4, 2020, filed August 12, 2020, recorded in Deed Book 15782, Page 1262; and, Sewer and Construction Easement Agreement from Karen Hardy Pritchard, Executor of the Estate of Joseph F. Hardy to JWAVII Powder Springs, LLC, dated August 4, 2020, filed August 12, 2020, recorded in Deed Book 15782, Page 1272, Cobb County, Georgia records.**

**Exhibit B**  
**Permitted Exceptions**

1. Ad valorem taxes for the year 2024 and subsequent years, not yet due and payable.
2. Easements of record.

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