

THIS DOCUMENT WAS PREPARED BY:

Assemblies of God Foundation
3900 S Overland Avenue
Springfield MO 65807

AFTER RECORDING RETURN TO:

Moore Ingram Johnson & Steele, LLP
326 Roswell Street
Marietta, GA 30066
21R318.1

TRUSTEE'S SPECIAL WARRANTY DEED

STATE OF MISSOURI
COUNTY OF GREENE

Cross reference: Deed Book 16067,
Page 1903

This Trustee's Special Warranty Deed made this 22nd day of June, 2022, by and between **ASSEMBLIES OF GOD FOUNDATION, a Missouri corporation, as Trustee of THE JAMES R. STOREY CHARITABLE REMAINDER UNITRUST (an irrevocable trust)**, hereinafter referred to as "**Grantor**" and **DAVID PEARSON**, a single person, hereinafter referred to as "**Grantee**." The mailing address of the Grantee is 2000 First Drive, Suite 400, Marietta, Georgia 30062.

WITNESSETH: The Grantor, for and in consideration of the sum of TEN AND NO/100 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 of which is hereby specifically acknowledged, has granted, bargained, sold, aliened, conveyed, and confirmed, and by these presents does hereby grant, bargain, sell, alien, convey, and confirm to Grantee, the following described lots, tracts or parcels of land lying, being and situated in the County of Cobb and State of Georgia, to-wit:

See legal description on Exhibit "A" attached hereto and incorporated herein by reference.

Property commonly known as 5550 Story Road, Powder Springs,
Georgia 30127

It being the same property conveyed to Assemblies of God Foundation, as Trustee of the James R. Storey Charitable Remainder Unitrust (an irrevocable trust) by deed from James R. Storey dated the 22nd day of September, 2021 and recorded in Deed Book 15976, Page 3186, Cobb County, Georgia records, as affected by that certain Corrective Warranty Deed recorded June 24, 2022 in Deed Book 16067, Page 1903, aforesaid records.

TO HAVE AND TO HOLD the premises aforesaid, with all and singular the rights, privileges, appurtenances and immunities thereto belonging or in anywise appertaining, unto the said Grantee and unto their heirs and assigns FOREVER, the said Grantor hereby covenanting that it is lawfully seized of an indefeasible estate in fee in the premises herein conveyed; that it has good right to convey the same; that the said premises are free and clear of any incumbrances done or suffered by it or those under whom it claimed title. This conveyance is given with Special Warranty of Title, and the said Grantor covenants for itself and its successors in interest to warrant and forever defend the title to the property, to the Grantee and their heirs and assigns against all persons claiming by, through, or under the said Grantor.

Grantor warrants that it is the duly appointed, qualified and currently acting Trustee under the Trust Agreement, and that such agreement and all the powers contained therein remain in full force and effect.

Grantor further warrants that it is empowered with the power of sale, enabling Trustees to sell the property described below.

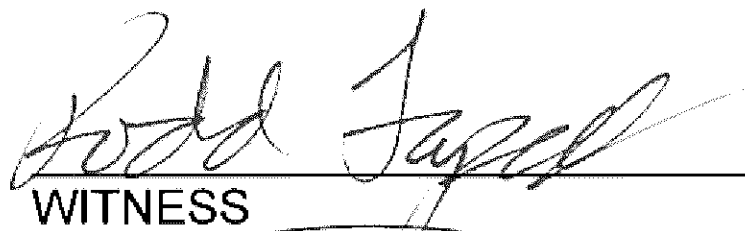
Grantor further warrants that there are no other provisions in said trust agreement which limits the aforementioned powers, nor are there any provisions in said Agreement by which Grantee retained or gave to any other person or organization the right to negate, consent or approve of the sale by Trustee of the real estate hereinafter described.

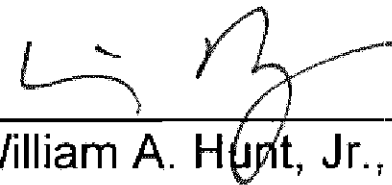
(SIGNATURES CONTAINED ON THE FOLLOWING PAGE)

IN WITNESS WHEREOF, the said Grantor has hereunto set his hand the day and year first above written.

ASSEMBLIES OF GOD FOUNDATION,
a Missouri corporation, as Trustee of the
James R. Storey Charitable Remainder
Unitrust

Signed, sealed and delivered
In the presence of:


WITNESS

By:  (Seal)
William A. Hunt, Jr., Sr. Vice President


NOTARY PUBLIC

My Commission expires: _____

(Notary Seal)

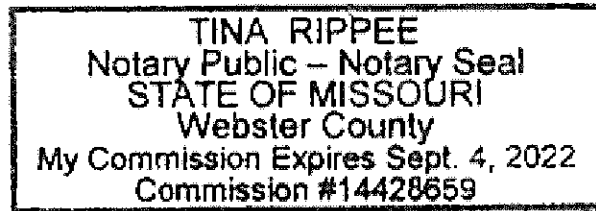


EXHIBIT "A"

All that tract or parcel of land lying and being in Land Lots 820, 821, 882 and 883 of the 19th District, 2nd Section, Cobb County, Georgia, containing 37.092 acres and labeled as "Tract 1", as per that certain ALTA/NSPS Land Title Survey for David Pearson and First American Title Insurance Company, dated September 13, 2021, last revised April 21, 2022, prepared by Centerline Surveying and Land Planning, Inc., bearing the seal and certification of Charles C. Franklin, Georgia Registered Land Surveyor No. 2143, and being more particularly described as follows:

BEGINNING at an iron pin set (#4 rebar w/cap) located on the northwesterly right-of-way of Story Road (50' right-of-way) said iron pin being located 375.79 feet from the intersection of the said northwesterly right-of-way of Story Road and the northeasterly right-of-way of Hiram Lithia Springs Road (50' right-of-way) as measured in a northeasterly direction along the said northwesterly right-of-way of Story Road; Thence from said True Point of Beginning as thus established, leaving said point and right-of-way and running North 00 degrees 04 minutes 49 seconds East for a distance of 150.61 feet to an iron pin set (#4 rebar w/cap); Thence running North 00 degrees 02 minutes 19 seconds West for a distance of 283.00 feet to an iron pin set (#4 rebar w/cap); Thence running North 00 degrees 14 minutes 42 seconds East for a distance of 186.55 feet to an iron pin found (3/4" crimped-top-pipe); Thence running North 00 degrees 47 minutes 38 seconds West for a distance of 232.73 feet to an iron pin found (1/2" open-top-pipe) on the common line between Land Lots 883 and 820 of the said 19th District; Thence leaving said Land Lot Line and running North 00 degrees 56 minutes 49 seconds West for a distance of 208.27 feet to an iron pin found (#4 rebar); Thence running North 00 degrees 49 minutes 40 seconds West for a distance of 34.61 feet to an iron pin found (#4 rebar); Thence running North 00 degrees 54 minutes 28 seconds West for a distance of 134.42 feet to an iron pin found (#4 rebar disturbed); Thence running North 00 degrees 56 minutes 47 seconds West for a distance of 139.74 feet to an iron pin found at a point and corner (1/2" open-top-pipe); Thence running North 86 degrees 08 minutes 37 seconds West for a distance of 97.61 feet to an iron pin found at a point and corner (#4 rebar); Thence running North 01 degrees 22 minutes 21 seconds East for a distance of 139.94 feet to an iron pin found (1/2" open-top-pipe); Thence running North 00 degrees 24 minutes 42 seconds East for a distance of 38.82 feet to an iron pin found at a point and corner (#4 rebar); Thence running South 85 degrees 25 minutes 25 seconds East for a distance of 741.51 feet to an iron pin set (#4 rebar); Thence running South 88 degrees 38 minutes 59 seconds East for a distance of 680.39 feet to an iron pin found at a point and corner (#4 rebar); Thence running South 00 degrees 23 minutes 53 seconds West for a distance of 819.02 feet to an iron pin set at a point and corner located on the northwesterly right-of-way of said Story Road; Thence running in a generally southwesterly direction along and following the northwesterly right-of-way of said Story Road for the following courses and distances: South 58 degrees 49 minutes 02 seconds West for a distance of 225.83 feet to a point; Thence running in a southwesterly direction along a curve to the left for an arc length of 307.99 feet (said arc being subtended by a chord bearing of South 58 degrees 15 minutes 23 seconds West a chord distance of 307.99 feet and having a radius of 18,878.22 feet) to a point; Thence running South 56 degrees 40 minutes 03 seconds West for a distance of 171.30 feet to a point; Thence

running in a southwesterly direction along a curve to the right for an arc length of 237.07 feet (said arc being subtended by a chord bearing of South 61 degrees 57 minutes 46 seconds West a chord distance of 236.38 feet and having a radius of 896.02 feet) to a point; Thence running South 70 degrees 26 minutes 51 seconds West for a distance of 98.34 feet to a point; Thence running in a southwesterly direction along a curve to the left for an arc length of 322.52 feet (said arc being subtended by a chord bearing of South 71 degrees 03 minutes 25 seconds West a chord distance of 322.50 feet and having a radius of 7,348.08 feet) to a point; Thence running South 69 degrees 28 minutes 26 seconds West for a distance of 111.62 feet to an iron pin set (#4 rebar) at a point and corner, said point being the True Point of Beginning.

LESS AND EXCEPT FROM TRACT 1:

All that tract or parcel of land lying and being in Land Lots 882 and 883 of the 19th District, 2nd Section, Cobb County, Georgia, containing 2.50 acres and labeled as "Tract 1 Cut-Out", as per that certain ALTA/NSPS Land Title Survey for David Pearson and First American Title Insurance Company, dated September 13, 2021, last revised April 21, 2022, prepared by Centerline Surveying and Land Planning, Inc., bearing the seal and certification of Charles C. Franklin, Georgia Registered Land Surveyor No. 2143, and being more particularly described as follows:

BEGINNING at an iron pin set (#4 rebar w/cap) located on the northwesterly right-of-way of Story Road (50' right-of-way) said iron pin being located 375.79 feet from the intersection of the said northwesterly right-of-way of Story Road and the northeasterly right-of-way of Hiram Lithia Springs Road (50' right-of-way) as measured in a northeasterly direction along the said northwesterly right-of-way of Story Road; Thence from said True Point of Beginning as thus established, leaving said point and right-of-way and running North 00 degrees 04 minutes 49 seconds East for a distance of 150.61 feet to an iron pin set (#4 rebar w/cap); Thence running North 00 degrees 02 minutes 19 seconds West for a distance of 76.52 feet to an iron pin set (#4 rebar w/cap) at a point and corner; Thence running North 89 degrees 57 minutes 41 seconds East for a distance of 234.56 feet to an iron pin set (#4 rebar w/cap) at a point and corner; Thence running North 23 degrees 25 minutes 45 seconds East for a distance of 93.35 feet to an iron pin set (#4 rebar w/cap) at a point and corner; Thence running North 89 degrees 57 minutes 41 seconds East for a distance of 477.67 feet to an iron pin set on the northwesterly right-of-way of said Story Road; Thence running in a generally southwesterly direction along and following the northwesterly right-of-way of said Story Road for the following courses and distances: South 56 degrees 40 minutes 03 seconds West for a distance of 46.24 feet to a point; Thence running in a southwesterly direction along a curve to the right for an arc length of 237.07 feet (said arc being subtended by a chord bearing of South 61 degrees 57 minutes 46 seconds West a chord distance of 236.38 feet and having a radius of 896.02 feet) to a point; Thence running South 70 degrees 26 minutes 51 seconds West for a distance of 98.34 feet to a point; Thence running in a southwesterly direction along a curve to the left for an arc length of 322.52 feet (said arc being subtended by a chord bearing of South 71 degrees 03 minutes 25 seconds West a chord distance 322.50 feet and having a radius of 7,348.08 feet) to a point; Thence

running South 69 degrees 28 minutes 26 seconds West for a distance of 111.62 feet to an iron pin set (#4 rebar) at a point and corner, said point being the True Point of Beginning.

TOGETHER WITH;

All that tract or parcel of land lying and being in Land Lots 821 and 882 of the 19th District, 2nd Section, Cobb County, Georgia, containing 12.679 acres and labeled as "Tract 2", as per that certain ALTA/NSPS Land Title Survey for David Pearson and First American Title Insurance Company, dated September 13, 2021, last revised April 21, 2022, prepared by Centerline Surveying and Land Planning, Inc., bearing the seal and certification of Charles C. Franklin, Georgia Registered Land Surveyor No. 2143 and being more particularly described as follows:

TRACT 2:

BEGINNING at a point located at the intersection of the southeasterly right-of-way of Story Road (50' right-of-way) and the easterly right-of-way of Riding Woods Drive (50' right-of-way); Thence from said True Point of Beginning as thus established, leaving said point and running in a generally northeasterly direction along and following the southeasterly right-of-way of said Story Road for the following courses and distances: Running in a northeasterly direction along a curve to the left for an arc length of 59.85 feet (said arc being subtended by a chord bearing of North 56 degrees 15 minutes 24 seconds East a chord distance of 59.84 feet and having a radius of 946.02 feet) to a point; Thence running North 56 degrees 40 minutes 03 seconds East for a distance of 169.83 feet to a point; Thence running in a northeasterly direction along a curve to the right for an arc length of 306.70 feet (said arc being subtended by a chord bearing of North 58 degrees 15 minutes 25 seconds East a chord distance of 306.70 feet and having a radius of 18,828.22 feet) to a point; Thence running North 58 degrees 49 minutes 02 seconds East for a distance of 368.51 feet to a point; Thence running in a northeasterly direction along a curve to the left for an arc length of 165.52 feet (said arc being subtended by a chord bearing of North 54 degrees 35 minutes 06 seconds East a chord distance of 165.35 feet and having a radius of 1035.60 feet) to a point; Thence running North 48 degrees 23 minutes 48 seconds East for a distance of 111.58 feet to an iron pin set (#4 rebar w/cap) at a point and corner; Thence leaving said right-of-way and running South 00 degrees 31 minutes 40 seconds West for a distance of 157.03 feet to an iron pin set (#4 rebar) at a point and corner; Thence running South 89 degrees 44 minutes 01 seconds East for a distance of 300.00 feet to an iron pin found (#4 rebar) at a point and corner located on the common line between Land Lots 882 and 881, said iron pin being located South 00 degrees 33 minutes 57 seconds West a distance of 96.01 feet from an iron pin found (1" open-top-pipe) which is the common corner of Land Lots 821, 822, 881 and 882 of the said 19th District; Thence running South 01 degrees 07 minutes 02 seconds West along the common line between Land Lots 881 and 882 for a distance of 362.69 feet to an iron pin found (#4 rebar); Thence continuing along said Land Lot Line South 01 degrees 00 minutes 55 seconds West for a distance of 219.59 feet to an iron pin found (#5 rebar) at a point and corner; Thence leaving said Land Lot Line and running North 88

degrees 44 minutes 16 seconds West for a distance of 1049.52 feet to an iron pin found (#3 rebar); Thence running North 88 degrees 46 minutes 37 seconds West for a distance of 225.64 feet to an iron pin found (#4 rebar) at a point and corner located on the east right-of-way of Riding Woods Drive; Thence running North 01 degrees 11 minutes 45 seconds East along the east right-of-way of Riding Woods Drive for a distance of 64.06 feet to a point and corner, said point being the True Point of Beginning.

LESS AND EXCEPT FROM TRACT 2:

All that tract or parcel of land lying and being in Land Lot 882 of the 19th District, 2nd Section, Cobb County, Georgia, containing 1.25 acres and labeled as "Tract 2 Cut-Out", as per that certain ALTA/NSPS Land Title Survey for David Pearson and First American Title Insurance Company, dated September 13, 2021, last revised April 21, 2022, prepared by Centerline Surveying and Land Planning, Inc., bearing the seal and certification of Charles C. Franklin, Georgia Registered Land Surveyor No. 2143 and being more particularly described as follows:

BEGINNING at a point located at the intersection of the southeasterly right-of-way of Story Road (50' right-of-way) and the easterly right-of-way of Riding Woods Drive (50' right-of-way); Thence from said True Point of Beginning as thus established, leaving said point and running in a generally northeasterly direction along and following the southeasterly right-of-way of said Story Road for the following courses and distances: Running in a northeasterly direction along a curve to the left for an arc length of 59.85 feet (said arc being subtended by a chord bearing of North 56 degrees 15 minutes 24 seconds East a chord distance of 59.84 feet and having a radius of 946.02 feet) to a point; Thence running North 56 degrees 40 minutes 03 seconds East for a distance of 169.83 feet to a point; Thence running in a northeasterly direction along a curve to the right for an arc length of 77.35 feet (said arc being subtended by a chord bearing of North 57 degrees 54 minutes 29 seconds East a chord distance of 77.35 feet and having a radius of 18,828.22 feet) to an iron pin set (#4 rebar w/cap) at a point and corner; Thence leaving said right-of-way and running South 28 degrees 26 minutes 34 seconds East for a distance of 273.07 feet to an iron pin set (#4 rebar w/cap) at a point and corner; Thence running North 88 degrees 44 minutes 16 seconds West for a distance of 163.03 feet to an iron pin found (#3 rebar); Thence running North 88 degrees 46 minutes 37 seconds West for a distance of 225.64 feet to an iron pin found (#4 rebar) at a point and corner located on the east right-of-way of Riding Woods Drive; Thence running North 01 degrees 11 minutes 45 seconds East along the east right-of-way of Riding Woods Drive for a distance of 64.06 feet to a point and corner, said point being the True Point of Beginning.