

Parcel ID: 19097300040 & 19097300050

Return Recorded Document to:
SHAFRITZ & DEAN, LLC
5825 GLENRIDGE DRIVE,
BLDG 2, STE 102
ATLANTA, GA 30328
(404) 255-8183

**JOINT TENANCY WITH RIGHTS OF SURVIVORSHIP
LIMITED WARRANTY DEED**

STATE OF GEORGIA
COUNTY OF FULTON

File #: GA-21-9056

This Indenture made this 26th day of March, 2021 between Stanley W. Bryan, as Successor Trustee of The Billie Joan Bryan Trust, as party or parties of the first part, hereinafter called Grantor, and Fredis Hernandez Alvarez and Maria Lidia Mata de Hernandez, as joint tenants with rights of survivorship and not as tenants in common as parties of the second part, hereinafter called Grantees (the words "Grantor" and "Grantees" 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 00/100'S (\$10.00) Dollars** and other good and valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipts 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 Grantees, as joint tenants and not as tenants in common, for and during their joint lives, and upon the death of either of them, then to the survivor of them, in **FEE SIMPLE**, together with every contingent remainder and right of reversion, and to the heirs and assigns of said survivor, the following described property:

See Exhibit "A" Attached HERETO AND INCORPORATED HEREIN BY REFERENCE

THIS CONVEYANCE is made subject to all zoning ordinances, easements and restrictions of record affecting said bargained premises.

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 behoove of the said Grantees, as joint tenants and not as tenants in common, for and during their joint lives, and upon the death of either of them, then to the survivor of them in **FEE SIMPLE**, together with every contingent remainder and right of reversion, and to the heirs and assigns of said survivor.

THIS CONVEYANCE is made pursuant to Official Code of Georgia Section 44-6-190, and it is the intention of the parties hereto to hereby create in Grantees a joint tenancy estate with right of survivorship and not as tenants in common.

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 by, through, and under the above-named grantor.

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

Signed, sealed and delivered in the presence of:

[Signature]
Witness

The Billie Joan Bryan Trust
By: [Signature]
Stanley W. Bryan, Successor Trustee

[Signature]
Notary

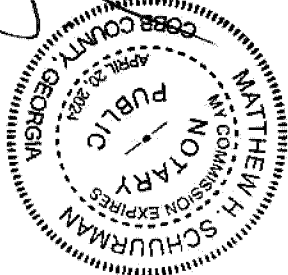


EXHIBIT A

Property 1:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT NO. 973, OF THE 19TH DISTRICT, 2ND SECTION, OF COBB COUNTY, GEORGIA, IN THE CITY OF POWDER SPRINGS, BEING 4.962 ACRES, MORE OR LESS, AS PER PLAT RECORDED IN PLAT BOOK 24, PAGE 126, COBB COUNTY, GEORGIA RECORDS, WHICH PLAT IS HEREBY ADOPTED AND MADE A PART HEREOF BY REFERENCE THERETO FOR A MORE COMPLETE DESCRIPTION OF SAID PROPERTY. SAID PROPERTY BEING IMPROVED PROPERTY NOW OR FORMERLY KNOWN AS 4330 BROWNSVILLE ROAD, ACCORDING TO THE PRESENT SYSTEM OF NUMBERING IN COBB COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN ON THE WEST LAND LOT LINE OF LAND LOT 973, SAID DISTRICT, SECTION, AND COUNTY, AT THE CENTER LINE OF A POWER LINE EASEMENT; RUNNING THENCE SOUTH ALONG SAID LAND LOT LINE 331.2 FEET TO AN OLD STONE CORNER; RUNNING THENCE SOUTH 86 DEGREES 00 MINUTE EAST 333.8 FEET TO AN IRON PIN; RUNNING THENCE SOUTH 59 DEGREES 06 MINUTES EAST 229.7 FEET TO AN IRON PIN; CONTINUING SOUTH 59 DEGREES 06 MINUTES EAST 132.8 FEET TO A POINT; RUNNING THENCE NORTH 23 DEGREES 38 MINUTES EAST 289.5 FEET TO AN IRON PIN; RUNNING THENCE NORTH 60 DEGREES 17 MINUTES WEST 292.5 FEET TO AN IRON PIN ON THE CENTER LINE OF THE POWER LINE EASEMENT REFERRED TO HEREIN; RUNNING THENCE NORTHWESTERLY ALONG THE CENTER LINE OF SAID POWER LINE EASEMENT 521.6 FEET OT THE WEST LAND LOT LINE OF SAID LAND LOT 973 AND THE POINT OF BEGINNING.

TOGETHER WITH:

ALL RIGHTS OF INGRESS AND EGRESS TO SAID PROPERTY OVER A 25-FOET DRIVE EASEMENT EXTENDING FROM THE SOUTHEAST CORNER OF CAPTIONED PROPERTY TO BROWNSVILLE ROAD ALONG THE TRAVERSE OF THE CENTER LINE OF AID EASEMENT SOUTH 59 DEGREES 57 MINUTES EAST 69 FEET; SOUTH 43 DEGREES 24 MINUTES EAST 100 FEET; SOUTH 57 DEGREES 56 MINUTES EAST 100 FEET; SOUTH 79 DEGREES 10 MINUTES EAST 150 FEET; AND SOUTH 59 DEGREES 03 MINUTES EAST 89 FEET.

BEING TAX PARCEL ID #'S 19097300040 & 19097300050

BEING THE SAME PROPERTY AS THAT CONVEYED BY EXECUTRIX'S DEED OF ASSENT DATED SEPTEMBER 10, 2010, FROM BILLIE JOAN BRYAN, EXECUTRIX, OF THE ESTATE OF MELVIN WARD BRYAN A/K/A M. W. BRYAN, TO BILLIE JOAN BRYAN, AS RECORDED SEPTEMBER 10, 2010, AT DEED BOOK 14796, PAGE 4837, COBB COUNTY, GEORGIA RECORDS.