Docusign Envelope ID: 9E44E356-82B8-858F-8313-5108D71D9D50

PARCEL ID 22488005330494

Record and Return to:
Kimberly Foster
15225 S. Thompson Road
Milton, GA 30004

Deed Book 67975 Pg 612
Filed and Recorded Jul-01-2024 02:03pm
2024-0178677
Real Estate Transfer Tax $0.00
CHE ALEXANDER
Clerk of Superior Court
Fulton County, Georgia

Title Source: Book 23111 Page 330
Fulton County, Georgia Records

WARRANTY DEED

STATE OF GEORGIA
COUNTY OF FULTON

THIS INDENTURE, made this 26th day of June, 2024, between Barry E. Foster of the County of Hall and the State of Georgia, of the first part, (hereinafter referred to as "Grantor") and Kimberly S. Foster of the County of Fulton and the State of Georgia, of the second part, (hereinafter referred to as "Grantee").

WITNESSETH, That the said party of the first part, for and in consideration of the sum of Love and Affection, and other valuable consideration does hereby grant, bargain, sell, and convey unto the said party of the second part, her heirs and assigns, all that tract or parcel of land lying and being in the Land Lot 533, 2nd District, 2nd Section, Fulton County, Georgia and being more particularly described as follows:

BEGINNING at an iron pin (1 inch solid) located at the intersection of the southeasterly right-of-way of Thompson Road (60 foot right-of-way) with the east line of Land Lot 533; running thence south 02 degrees 57 minutes 53seconds west along the east line of said Land Lot 533, 196.24 feet to an iron pin found (3/4 inch c/t); running thence south 03 degrees 01 minutes 10 seconds west along the east line of said Land Lot 533, 356.56 feet to an iron pin found (1 inch c/t); running thence north 49 degrees 30 minutes 10 seconds west 465.95 feet to an iron pin found (1/2 inch r/b) on the southeasterly right-of-way of Thompson Road; running thence northeasterly along the southeasterly right-of -way of Thompson Road the following courses and distances: north 43 degrees 07 minutes 01 seconds east 95.59 feet; north 50 degrees 25 minutes 50 seconds east 93.09 feet; north 57 degrees 50 minutes 56 seconds east 98.81 feet; north 64 degrees 54 minutes 21 seconds east 93.98 feet; north 70 degrees 09 minutes 05 seconds east 82.28 feet to an iron pin found at the point of beginning, being a tract of 2.576 acres, more or less, as shown on survey for Miller E. Foster and Martha Jean Foster by Brumbelow-Reese & Associates, Inc., dated October 16, 1986.

TO HAVE AND TO HOLD the said tract or parcel of land, together with all and singular the rights, members and appurtenances thereof, to the use, benefit and behoof of the said grantee 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 Grantor.

AND THE SAID GRANTOR, for his heirs, executors, and administrators, will warrant and forever defend the right and title of the above described property unto the said Grantee, her heirs, and assigns, against the claims of all persons whomsoever.