

Deed Book 15929 Page 354  
Filed and Recorded 06/18/21 11:09:00 AM  
2021-0089545  
Real Estate Transfer Tax \$40.00  
Connie Taylor  
Clerk of Superior Court  
Cobb County, GA  
Participant IDs: 7981764245

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FILE #: 2105176B

STATE OF GEORGIA, COUNTY OF BARTOW

## LIMITED WARRANTY DEED

THIS INDENTURE made this 17th day of June, 2021, between ROBERT G. MATTHEWS, JR., BRIAN KEITH MATTHEWS, RICKY LEE MATTHEWS AND BYRON KELVIN MATTHEWS of the County of Cobb and State of Georgia, as party or parties of the first part, hereinafter called Grantor, and YACOB'S CONSTRUCTION, LLC as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" 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 considerations in hand paid, at and before the sealing and delivery of these presents, the receipt 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 Grantee.

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

This Deed is given subject to all easements and restrictions of record.

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 same being, belonging or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee, forever in FEE SIMPLE.

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

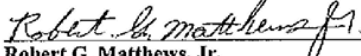
Signed, sealed and delivered in presence of:

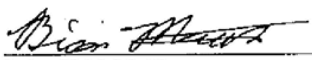
Witness


Notary Public

Witness

Notary Public

 (SEAL)  
Robert G. Matthews, Jr.

 (SEAL)  
Brian Keith Matthews

 (SEAL)  
Ricky Lee Matthews

 (SEAL)  
Byron Kelvin Matthews



## EXHIBIT "A"

**ALL THAT TRACT OR PARCEL OF LAND** lying and being in Land Lot 30 of the 20<sup>th</sup> District, 2<sup>nd</sup> Section of Cobb County, Georgia and being known as property now or formerly owned by Mrs. Delia Hamilton, according to the survey for Robert G. Matthews recorded in Plat Book 70, Page 5, Cobb County, Georgia records and being more particularly described as follows:

BEGINNING at an iron pin at the intersection of the north side of Spring Street Extension with the east side of Spring Street; running thence north 1 degree 49 minutes east along the east side of Spring Street 80 feet to an iron pin; running thence south 85 degrees 30 minutes east 110.0 feet to an iron pin; running thence south 10 degrees 48 minutes west 80 feet to an iron pin on the north side of Spring Street Extension; running thence north 85 degrees 36 minutes west along the north side of Spring Street Extension 110.0 feet to its intersection with the east side of Spring Street at the point of BEGINNING; LESS AND EXCEPT, HOWEVER, that portion of captioned property lying within the right of way of Spring Street Extension and Spring Street, being the same property conveyed to Thomas E. Carpenter and Betty McD. Carpenter by Warranty Deed recorded in Deed Book 1405, Page 329, Cobb County, Georgia records.

Subject to restrictive covenants and easements of record.

Said property was originally acquired by Warranty Deed dated February 16, 1978, from Thomas E. Carpenter and Betty McD. Carpenter to Robert G. Matthews, and recorded in Deed Book 1866, Page 731, Cobb County, Georgia Records.