

Rev: \$25.00 TRANSFER TAX \$721.00
Patty Baker, Clerk of Superior Court - Cherokee County, GA
ParticipantIDs: 2979894615 SubmitterID: 7067927936

Prepared By:
Weissman PC
5909 Peachtree Dunwoody Road, Suite 100
Atlanta, GA 30328

File No.: W-C-04500-23-WO

Parcel ID: 14N25 036

LIMITED WARRANTY DEED

STATE OF GEORGIA
COUNTY OF CHEROKEE

THIS INDENTURE, made this 20th day of June, 2023 by and between **Robert Anthony Cunningham, as Administrator of the Estate of Sheila Burnette Cunningham a/k/a Sheila L. Cunningham and Robert Anthony Cunningham, as Administrator of the Estate of Joseph Hamilton Cunningham**, as party or parties of the first part, hereinafter called Grantor, and **ADE 1071, 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 DOLLARS AND NO/100 (\$10.00) AND OTHER 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, the following described property, to-wit:

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

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

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, only to the 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 claiming by, through, or under Grantor herein.

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IN WITNESS WHEREOF, the Grantor has signed and sealed this Deed, on the date and year above written.

Signed, sealed and delivered
in the presence of:

Unofficial Witness

Notary Public

My Commission Expires: 7/23/2024

Signed, sealed and delivered
in the presence of:

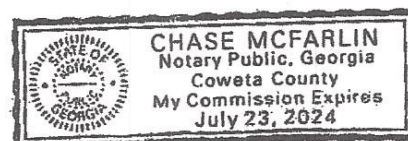
Unofficial Witness

Notary Public

My Commission Expires: 7/23/2024

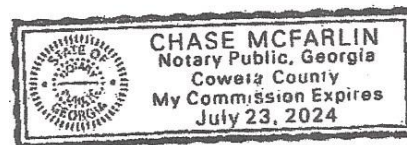
The Estate of Sheila Burnette Cunningham a/k/a Sheila L. Cunningham

BY: Robert Anthony Cunningham
Administrator



The Estate of Joseph Hamilton Cunningham

BY: Robert Anthony Cunningham
Administrator



Re: \$25.00 TRANSFER TAX \$721.00

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EXHIBIT "A"

File No.: W-C-04500-23-WO

All that tract or parcel of land lying and being in the 14th District and 2nd Section of Cherokee County and being a portion of Land Lot 291 and 292 as shown on a plat of survey for Joseph H. Cunningham prepared by Belle-Munday & Assoc., Inc., dated April 1, 1980, and recorded in Plat Book 17, Page 27 Cherokee County, Georgia Records and being more particularly described as follows:

To Ascertain The True Point of Beginning, begin at an iron pin located at the original Northwest corner of Land Lot 291, the same being the common corners for Land Lots 290, 291, 286 and 287; thence due East 1759.67 feet to a point; thence due South 1110.69 feet to an iron pin, the same being The True Point of Beginning; thence South 10 degrees 23' West 149.49 feet to an iron pin; thence South 5 degrees 21' East 101.3 feet to an iron pin; thence South 17 degrees 55' East 111.98 feet to an iron pin; thence South 10 degrees 08' East 85.1 feet to an iron pin; thence South 88 degrees 39' East 118.68 feet to an iron pin; thence South 12 degrees 47' East 121.2 feet to an iron pin; thence South 47 degrees 46' west 65.52 feet to an iron pin; thence South 39 degrees 01' East 107.83 feet to an iron pin; thence South 11 degrees 24' East 164.92 feet to an iron pin; thence South 53 degrees 43' East 56.07 feet to an iron pin; thence South 13 degrees 39' West 67.72 feet to an iron pin; thence South 45 degrees 06' East 67.89 feet to an iron pin; thence South 20 degrees 09' East 82.45 feet to an iron pin thence South 32 degrees 14' East 227.28 feet to an iron pin, located on the West right of way of Murphy Road (Murphy Road being a paved road and having a 40 foot right of way); thence along the right of way of Murphy Road the following courses and distances; South 43 degrees 18' 06" West 294.77 feet; thence South 45 degrees 40' 23" West 199.81 feet; thence South 48 degrees 27' 45" West 140.89 feet; thence South 52 degrees 49' 18" West 84.54 feet to an iron pin; thence North 32 degrees 13' 07" West 1443.58 feet to an iron Pin; thence North 56 degrees 49' 20" East 992.43 feet to an iron pin; the same being The Point of Beginning, containing 25 acres (more or less).

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285-51

EXHIBIT A

All that tract or parcel of land lying and being in the 14th District and 2nd Section of Cherokee County and being a portion of Land Lot 291 and 292 as shown on a plat of survey for Joseph H. Cunningham prepared by Belle-Munday & Assoc., Inc., dated April 1, 1980, and recorded in Plat Book 11 Page 69 Cherokee County Plat Records and being more particularly described as follows:

TO ASCERTAIN THE TRUE POINT OF BEGINNING, begin at an iron pin located at the original northwest corner of Land Lot 291, the same being the common corners for Land Lots 290, 291, 286 and 287; thence due east 1759.67 feet to a point; thence due south 1110.69 feet to an iron pin, the same being THE TRUE POINT OF BEGINNING; thence south 10° 23' west 149.49 feet to an iron pin; thence south 5° 21' east 101.3 feet to an iron pin; thence south 17° 55' east 111.98 feet to an iron pin; thence south 10° 08' east 85.1 feet to an iron pin; thence south 88° 39' east 118.68 feet to an iron pin; thence south 12° 47' east 121.2 feet to an iron pin; thence south 47° 46' west 65.52 feet to an iron pin; thence south 39° 01' east 107.83 feet to an iron pin; thence south 11° 24' east 164.92 feet to an iron pin; thence south 53° 43' east 56.87 feet to an iron pin; thence south 13° 39' west 67.72 feet to an iron pin; thence south 45° 06' east 67.89 feet to an iron pin; thence south 20° 09' east 82.45 feet to an iron pin; thence south 32° 14' east 227.28 feet to an iron pin, located on the west right of way of Murphy Road (Murphy Road being a paved road and having a 40 foot right of way); thence along the right of way of Murphy Road the following courses and distances: south 43° 18' 06" west 294.77 feet; thence south 45° 40' 23" west 199.81 feet; thence south 48° 27' 45" west 140.89 feet; thence south 52° 49' 18" west 84.54 feet to an iron pin; thence north 32° 13' 07" west 1443.58 feet to an iron pin; thence north 56° 49' 20" east 992.43 feet to an iron pin; the same being THE POINT OF BEGINNING, containing 25 acres.

Rec 4.30-80



ANNETTE FLEMING
Clerk, Superior Court of Cherokee County