

EXHIBIT "A"

eFiled & eRecorded
DATE: 2/24/2022
TIME: 3:54 PM
DEED BOOK: 01076
PAGE: 00025 - 00026
RECORDING FEES: \$25.00
TRANSFER TAX: \$115.00
PARTICIPANT ID: 2610665932
CLERK: Trevor J. Addison
Putnam County, GA
PT61: 117-2022-000333

Return Recorded Document to:
STELL, SMITH & MATTISON, P.C.
485 South Perry Street, Suite A
Lawrenceville, GA 30046
FILE #: L22-127

LIMITED WARRANTY DEED

STATE OF GEORGIA
COUNTY OF Morgan

THIS INDENTURE made this 24th day of **February, 2022**, between **Jerry O. Smith** of the State of Georgia, as party or parties of the first part, hereinunder called Grantor, and **Cornerstone Concrete Placement, 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.

All that tract or parcel of land, lying and being in Land Lots 351 and 355, 3rd Land District, 389th District, G.M., Putnam County, Georgia being designated and shown as Lot No. 12, containing 1.36 acres, more or less, of Sammons Parkway Subdivision on that certain plat of survey prepared for Steve Sammons by Ogletree & Chivers, Land Surveyors, certified by Phillip H. Chivers, Registered Land Surveyor No. 2658, dated November 6, 2001, recorded in Plat Cabinet D, Plat Book 27, Slide 33, Page 220, in the Office of the Clerk of Superior Court, Putnam County, Georgia, which said plat and the record thereof are hereby incorporated herein and made a part hereof by 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.

L:\word docstemp docs\2022\Cornerstone Concrete Placement L22-127LWD .docx

