

Please return to: CAMPBELL & BRANNON, L.L.C.
 1519 JOHNSON FERRY RD
 SUITE 225
 MARIETTA, GEORGIA 30067
 File # CE12011
 Phone (770) 321-0222
 Fax (770) 321-1622

BK: 14937 PO: 4722-4723
 Filed and Recorded Apr-19-2012 03:53:31PM
 DOC#: D2012-045051
 Real Estate Transfer Tax Paid \$845.00
 0332012088671



JAY C. STEPHENSON
 CLERK OF SUPERIOR COURT Cobb Cty. GA.

STATE OF GEORGIA
 COUNTY OF COBB

WARRANTY DEED

THIS INDENTURE made this 9th day of April, in the year 2012, between

MELVIN STOWERS ,

as party or parties of the first part, hereinafter called Grantor, and

PATRICK J. WILSON ,
AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP

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 other good and valuable consideration (\$10.00) 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:

All that tract or parcel of land lying and being in Land Lot 233 of the 20th District, 2nd Section of Cobb County, Georgia, being Parcels A, C, & D of The Same E. Mitchell Property, and being more particularly described as follows:

BEGINNING at an iron pin located on the northeastern right of way of Burnt Hickory Road, a distance of 513.4 feet northwesterly as measured along said right of way from the point formed by the intersection of the northeastern right of way of Burnt Hickory Road and the eastern line of Land Lot 233, thence running along said right of way North 76 degrees 54 minutes 36 seconds West a distance of 81.28 feet to an iron pin found; thence running North 14 degrees 40 minutes 22 seconds East a distance of 444.78 feet to an iron pin found; thence running South 80 degrees 31 minutes 48 seconds East, a distance of 47.67 feet to an iron pin found; thence running North 04 degrees 13 minutes 51 seconds West, a distance of 140.37 feet to an iron pin found; thence running North 57 degrees 02 minutes 13 seconds West a distance of 261.69 feet to an iron pin found; said point being designated as a Point A, continuing thence North 57 degrees 02 minutes 12 seconds West 11.41 feet to the centerline of a creek, thence running northerly and northeasterly along the centerline of said creek a distance of 604 feet more or less, thence running North 26 degrees 38 minutes 19 seconds West a distance of 9.13 feet to an iron pin found, said point being designated as Point B, the tangent line between Point A and Point B is a line having a magnetic bearing of North 22 degrees 22 minutes 30 seconds East a length of 570.52 feet; thence continuing North 26 degrees 38 minutes 19 seconds West a distance of 204.87 feet to an iron pin located on the northern line of Land Lot 233, thence running South 87 degrees 11 minutes 53 seconds East along the northern land lot line a distance of 557.16 feet to an iron pin located at the northeastern corner of Land Lot 233, running thence South 1 degree 38 minutes 00 seconds West along the eastern land lot line a distance of 906.09 feet to an iron pin found; thence running North 81 degrees 36 minutes 25 seconds West a distance of 338.57 feet to an iron pin found; thence South 24 degrees 55 minutes 16 seconds West a distance of 49.04 feet to an iron pin found; thence South 14 degrees 04 minutes 30 seconds West a distance of 75.99 feet to an iron pin found; thence North 80 degrees 31 minutes 49 seconds West a distance of 20.20 feet to an iron pin; thence South 14 degrees 30 minutes 17 seconds West a distance of 449.31 feet to an iron pin located on the northeastern right of way of Burnt Hickory Road and the POINT OF BEGINNING. All is being more particularly shown on plat of survey for Melvin Stowers by McClung Surveying dated 11/02/1995; and being the same property as conveyed to Sam E. Mitchell, Jr. and June L. Mitchell at Deed Book 1982, Page 130, Cobb County, Georgia records; and also being the same property as depicted on that certain plat of survey recorded in Plat Book 72, Page 134, Cobb County, Georgia records.

Subject to all easements, rights of way, and restrictive covenants of record.

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 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 whomsoever.

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

Signed, sealed and delivered in the presence of:

Jina M Scott
Witness

MELVIN STOWERS (Seal)

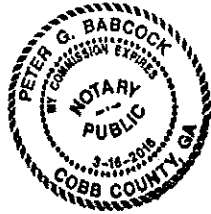
[Signature]
Notary Public
My commission expires

_____ (Seal)

[Attach Notary Seal]

_____ (Seal)

_____ (Seal)



BK: 14937 PG: 4723
JAY C. STEPHENSON
CLERK OF SUPERIOR COURT Cobb Cty, GA.