

Record and Return to:
Gary Lawson & Associates, P.C.
1125 Commerce Drive, Suite 300
Peachtree City, GA 30269
08-LAW-0537 BROWN

QUIT-CLAIM DEED

STATE OF GEORGIA
COUNTY OF FAYETTE

THIS INDENTURE, made the _____ day of September 2020 , between **The City of Senoia Georgia**, as party or parties of the first part, hereinafter called Grantor, and **STEVEN C. BROWN**, 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 (\$10.00) and other valuable consideration, in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, by these presents does hereby remise, convey and forever QUIT-CLAIM unto the said Grantee,

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 259 OF THE 1ST DISTRICT, COWETA COUNTY, GEORGIA, BEING LOT 1 OF FREEMAN ESTATES, PHASE ONE, AS PER PLAT RECORDED IN PLAT BOOK 48, PAGE 146, RECORDS OF COWETA COUNTY, GEORGIA, WHICH PLAT IS BY REFERENCE INCORPORATED HEREIN AND MADE A PART HEREOF.

LESS AND EXCEPT:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING LOCATED IN LAND LOT 259 OF THE 1ST LAND DISTRICT OF COWETA COUNTY, GEORGIA; WITHIN THE CITY LIMITS OF SENOIA; BEING A PORTION OF LOT 1 FREEMAN ESTATES, PHASE ONE PER PLAT RECORDED IN PLAT BOOK 48, PAGE 146, IN THE OFFICE OF THE CLERK OF SUPERIOR COURT OF COWETA COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE SOUTHWESTERLY RIGHT-OF-WAY OF STANDING ROCK ROAD AND THE WESTERLY RIGHT-OF-WAY OF DRAKE STREET AND FROM SAID POINT OF BEGINNING THENCE RUN IN A NORTHWESTERLY DIRECTION ALONG THE SOUTHWESTERLY RIGHT-OF-

WAY OF STANDING ROCK ROAD FOR A DISTANCE OF 1524.35 FEET TO A 20 FOOT RED OAK TREE AND THE TRUE POINT OF BEGINNING OF THE PROPERTY HEREIN DESCRIBED.

THENCE, SOUTH 36 DEGREES 21 MINUTES 34 SECONDS WEST FOR A DISTANCE OF 40.00 FEET LEAVING SAID RIGHT-OF-WAY TO A 1/2 INCH IRON PIN SET; THENCE NORTH 53 DEGREES 50 MINUTES 24 SECONDS WEST FOR A DISTANCE OF 50.00 FEET TO A 1/2 INCH PIN SET AT THE WEST PROPERTY LINE OF LOT 1 OF FREEMAN ESTATES, PHASE ONE; THENCE NORTH 36 DEGREES 21 MINUTES 34 SECONDS EAST FOR A DISTANCE OF 40.00 FEET LEAVING THE WEST PROPERTY LINE OF SAID LOT TO A 1/2 INCH IRON PIN SET AT THE SOUTHWESTERLY RIGHT-OF-WAY OF STANDING ROCK ROAD; THENCE SOUTH 53 DEGREES 50 MINUTES 24 SECONDS EAST FOR A DISTANCE OF 50.00 FEET ALONG SAID RIGHT OF WAY TO A 20 FOOT RED OAK TREE AND THE TRUE POINT OF BEGINNING.

TOGETHER WITH AND SUBJECT TO COVENANTS, EASEMENTS AND RESTRICTIONS OF RECORD.

SAID PROPERTY CONTAINS 0.046 ACRES MORE OR LESS AND IS ALSO REFERENCED AS PUMP STATION C IN CITY OF SENOIA RECORDS.

The purpose of this Quit-Claim Deed is to convey this property to the Grantee herein the above-described property was erroneously conveyed to the city of Senoia Georgia by virtue of that certain Warranty Deed recorded in **Deed Book 3382 , Pages 488-489 Coweta County, Georgia Records**. All other terms and conditions of said Security Deed shall remain in full force and effect as to the remaining property secured thereunder, if any.

TO HAVE AND TO HOLD the said described premises to grantee, so that neither grantor nor any person or persons claiming under grantor shall at any time, by any means or ways, have, claim or demand any right or title to said premises or appurtenances, or any rights thereof.

IN WITNESS WHEREOF, Grantor has signed and sealed this deed, the day and year first above written.

Signed, sealed and delivered
in the presence of:

The City Of Senoia Georgia

Witness

By: _____

Name:

Title:

Notary Public

My Commission Expires:

(SEAL)