

Return to: MCMANAMY MCLEOD HELLER, LLC  
621 North Avenue NE, Ste. C-100  
Atlanta, GA 30308  
File # 22-03-13095  
Parcel ID: 14-0014-0013-017-4

Unit A

STATE OF GEORGIA  
COUNTY OF FULTON

Initial  
RM

LIMITED WARRANTY DEED

THIS INDENTURE made this 27th day of September, 2022 between

Walthall32, LLC

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

Ross A. Moore II

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 14 of the 14th Land District, being shown as "Unit A" on the zero-lot line plat by Alpha Land Services, dated 03/10/2022, being more particularly described as follows: BEGINNING at a 1/2" rebar found on the southwesterly right of way of Walthall Street (40 foot right of way) being 783.5 feet southeasterly of the intersection of the southeasterly right of way of Seaboard Avenue and the southwesterly right of way of Walthall Street; thence running along said right of way running South 32 degrees 01 minutes 52 seconds East a distance of 11.14 feet to a point, said point being the TRUE POINT OF BEGINNING; thence leaving said right of way running South 57 degrees 12 minutes 34 seconds West a distance of 94.52 feet to a point; thence running South 32 degrees 47 minutes 00 seconds East a distance of 38.23 feet to a point; thence running North 57 degrees 12 minutes 34 seconds East a distance of 94.02 feet to a point on the southwesterly right of way of Walthall Street; thence running along said right of way North 32 degrees 01 minutes 52 seconds West a distance of 38.24 feet to a point, said point being the TRUE POINT BEGINNING.

SAID PARCEL CONTAINS 0.083 ACRES MORE OR LESS

Subject to all easements 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 passing by or through Grantor.

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:

Unofficial Witness

Notary Public

My Commission expires:

[Notary Seal]

Walthall32, LLC

BY:

William Thomas, ~~Sole~~ Member

