

Campbell & Brannon, LLC
Three Northwinds Center
2500 Northwinds Parkway, Suite 160
Alpharetta, GA 30009
File No.: CA221243J
(Phone No.: (770)521-1180)

STATE OF GEORGIA
COUNTY OF FULTON
PARCEL ID NUMBER: 22 -3590-1235-026-4

LIMITED WARRANTY DEED

THIS INDENTURE, made on **8th day of June, 2022**, between

Clark R. Hampton and Barbara E. Hampton

(hereinafter referred to as "Grantor") and

Eric Hurst and Erin Erbeck
AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP

(hereinafter referred to as "Grantee"), the words "Grantor" and "Grantee" to include the heirs, executors, legal representatives, successors and assigns of said parties where the context requires or permits; WITNESSETH:

THAT Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATIONS, in hand paid, at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged by Grantor, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto Grantee,

See Exhibit A attached hereto and made a part hereof.

TOGETHER WITH all and singular the rights, members and appurtenances thereto (hereinafter collectively referred to as the "Premises"), the same being, belonging, or in anywise appertaining to the only proper use, benefit and behoof of Grantee.

Subject to all easements, rights of way, and restrictive covenants of record (hereinafter referred to as the "Exceptions").

TO HAVE AND TO HOLD the Premises, subject to the Exceptions, to the only proper use, benefit and behoof of Grantee, forever, in FEE SIMPLE, and Grantor will, subject to the Exceptions, warrant and forever defend the right and title to the Premises unto Grantee against the claims of all persons claiming by, through or under Grantor, but not otherwise.

IN WITNESS WHEREOF, Grantor has executed this instrument under seal, as of the date first above written.

Signed, sealed and delivered in the presence of:

[Signature]
Unofficial Witness

[Signature]
Clark R. Hampton

[Signature]
Notary Public
My Commission Expires: 2/10/25
[Attach Notary Seal]

[Signature]
Barbara E. Hampton

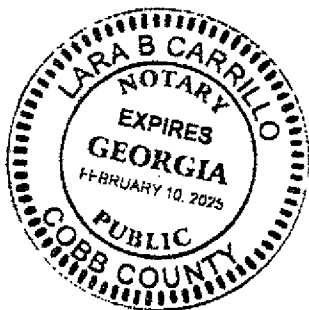


EXHIBIT A

All that tract or parcel of land lying and being in Land Lot 1235, 2nd District, 2nd Section, Fulton County, Georgia, within the City of Roswell, and being more particularly described as follows:

To obtain the true Point of Beginning, begin at the common corner of Land Lots 1234, 1235, 1286 and 1287, said District and Section, and run thence North 88 degrees 54 minutes 00 seconds East along the southerly Land Lot Line of said Land Lot 1235 a distance of 324.20 feet to an iron pin set; run thence North 88 degrees 54 minutes 00 seconds East along said southerly Land Lot Line of said Land Lot 1235 a distance of 125.00 feet to an iron pin set thereon at the true Point of Beginning; and from said point thus established run thence North 19 degrees 40 minutes 19 seconds East a distance of 330.06 feet to an iron pin set on the southerly right of way of Kent Road (30 foot right of way); run thence along said southerly right of way of Kent Road the following courses and distances: South 72 degrees 14 minutes 12 seconds East a distance of 7.00 feet to a point; South 70 degrees 20 minutes 47 seconds East a distance of 109.21 feet to a point; South 62 degrees 28 minutes 55 seconds East a distance of 52.74 feet; South 61 degrees 00 minutes 31 seconds East a distance of 47.13 feet; South 59 degrees 22 minutes 35 seconds East a distance of 97.70 feet to a point; South 60 degrees 20 minutes 42 seconds East a distance of 86.52 feet; South 56 degrees 41 minutes 39 seconds East a distance of 88.28 feet; South 60 degrees 24 minutes 33 seconds East a distance of 51.16 feet to a point; South 67 degrees 52 minutes 07 seconds East a distance of 56.59 feet and South 74 degrees 39 minutes 38 seconds East a distance of 87.64 feet to an iron pin set on the southerly land lot line of said Land Lot 1235; run thence South 88 degrees 54 minutes 00 seconds West along the southerly land lot line of said Land Lot 1235 a distance of 723.21 feet to an iron pin set at the point of beginning.

Said tract contains 2.529 acres, more or less, and is more fully shown on that certain plat of survey for Mark D. Greene and Kathryn H. Greene prepared by Bates-Long & Associates, certified by Fred Wilson Long, Ga. R.L.S. No. 1685, dated June 7, 1995, revised April 11, 1997, and bearing Job No. 95022, which plats are incorporated herein and made a part of this description.

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