

10/23/2020

Limited Warranty Deed

After recording, please return to:  
Smith, Eubanks, Smith & Tumlin, P.C.  
Post Office Box 1186  
Marietta, Georgia 30061

**GEORGIA, COBB COUNTY**

**LIMITED WARRANTY DEED**

THIS INDENTURE, made the 11th day of June, in the year Two Thousand Two between

**WILLIAM A. DEMPSEY, a/k/a WILLIAM DEMPSEY**

of the County of Fulton, State of Georgia, as party of the first part, hereinafter called GRANTOR,  
and

**GENERAL CONVENIENCE STORE, INC.**

as party 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 good and valuable consideration 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, and confirm unto the said GRANTEE,

See Exhibit "A" attached hereto and made a part hereof by reference.

This conveyance is given subject to the PERMITTED TITLE EXCEPTIONS as shown on Exhibit "B" attached hereto and made a part hereof by reference.

**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.

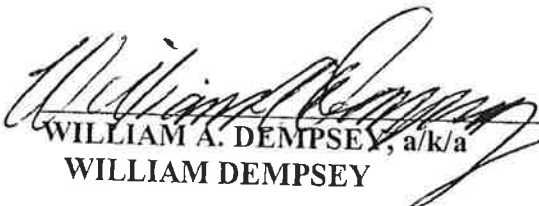
**AND THE SAID GRANTOR** will warrant and forever defend the right and title to the above-described property unto the said GRANTEE against the claims of all persons claiming under, by or through the Grantor.

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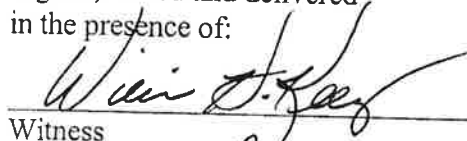
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IN WITNESS WHEREOF, the GRANTOR has signed and sealed this deed, the day and year above written.

  
WILLIAM A. DEMPSEY, a/k/a  
WILLIAM DEMPSEY (SEAL)

Signed, sealed and delivered  
in the presence of:

  
Witness

  
Notary Public

My Commission expires: 5/2/04



## EXHIBIT A

All that tract or parcel of land lying and being in Land Lot 1252, of the 2nd District, 2nd Section of Fulton County, Georgia, having an area of 0.79 acre, being Tracts One, Two and Three as shown on that certain plat of survey for William A. Dempsey, prepared by Larry D. Neese, Ga. Registered Land Surveyor No. 2235, West Georgia Surveyors, Inc., dated 10-26-00, and more particularly described as follows:

**BEGINNING** at an iron pin located on the west right of way of North Main Street a.k.a. Georgia State Route No. 9 (80 foot right of way), a distance of 160.0 feet south of the right of way of Mayfield Road, running thence along North Main Street south 06 degrees, 15 minutes, 52 seconds east, a distance of 139.98 feet to an iron pin and corner; running thence south 89 degrees, 51 minutes, 52 seconds west, a distance of 166.53 feet to an iron pin; running thence south 87 degrees, 30 minutes, 38 seconds west, a distance of 24.81 feet to an iron pin and corner; running thence north 02 degrees, 06 minutes, 47 seconds west, a distance of 66.05 feet to an iron pin and corner; running thence south 87 degrees, 30 minutes, 38 seconds west, a distance of 96.06 feet to an iron pin and corner; running thence north 01 degrees, 52 minutes, 40 seconds west, a distance of 4.00 feet to an iron pin and corner; running thence south 87 degrees, 30 minutes, 38 seconds west, a distance of 30.00 feet to an iron pin and corner; running thence north 01 degrees, 54 minutes, 15 seconds west, a distance of 63.29 feet to an iron pin; running thence north 02 degrees, 04 minutes, 22 seconds west, a distance of 14.18 feet to an iron pin and corner; running thence south 84 degrees, 53 minutes, 53 seconds east, a distance of 107.84 feet to an iron pin and corner; running thence north 87 degrees, 37 minutes, 51 seconds east, a distance of 199.86 feet to an iron pin and the point of beginning.

**EXHIBIT "B"**  
**PERMITTED TITLE EXCEPTIONS**

1. All taxes for the year 2002 and subsequent years and any additional taxes which may result from a reassessment of caption property are liens but are not yet due and payable.
2. Sewer easement in favor of Fulton County recorded in Deed Book 7781, Page 208, Fulton County, Georgia Records.
3. Permit in favor of Georgia Power Company recorded in Deed Book 5181, Page 533, Fulton County, Georgia Records.
4. Covenants contained in Warranty Deed recorded in Deed Book 5138, Page 413, Fulton County, Georgia Records.
5. Easement in favor of Georgia Power Company dated March 24, 1999, and recorded in Deed Book 27281, Page 186, Fulton County, Georgia Records.
6. Sewer easement in favor of Fulton County dated November 13, 1997, and recorded in Deed Book 23706, Page 184, Fulton County, Georgia Records.
7. Ingress/egress easement in favor of KMM 1, LLC dated April 25, 2001, and recorded in Deed Book 30330, Page 498, Fulton County, Georgia Records.
8. Reciprocal Grant of Easements and Agreements dated November 11, 1997, and recorded in Deed Book 23548, Page 222, Fulton County, Georgia Records.
9. Joint Use Driveway Agreement in favor of Retail Ventures Group, Inc. dated November 19, 1997, and recorded in Deed Book 23625, Page 287, Fulton County, Georgia Records.
10. Ingress/egress easement in favor of KMM 1, LLC dated September 10, 1998, and recorded in Deed Book 25204, Page 194, Fulton County, Georgia Records.
11. Sewer and ingress/egress easement in favor of KMM 1, LLC dated August 25, 1998, and recorded in Deed Book 25087, Page 276, Fulton County, Georgia Records.