

After recording return to:
THE WHALEN LAW FIRM LLC
100 S. Hill St., Ste. 524
Griffin, GA 30223

(Quit Claim)

STATE OF GEORGIA, SPALDING COUNTY.

THIS INDENTURE, made this ____ day of August in the year Two Thousand and Sixteen between the CITY OF GRIFFIN, a Georgia municipal corporation of the County of Spalding of the first part, and the GRIFFIN MANOR, LLC and DEC FAMILY, LP, parties of the second part;

WITNESSETH:

THAT the said party of the first part, for and in consideration of ONE (\$1.00) DOLLAR, has bargained, sold and by these presents does remise, release and forever quitclaim to the said parties of the second part, their successors and assigns, all the right, title, interest or demand the said party of the first part has or may have in and to the following described property, *to-wit*:

See Legal Description attached as Exhibit "A".

NOTE: This is a portion of an unimproved, unopened service alley, shown on Spalding County Tax Map, of variable width, between the adjoining parcels of the parties of the second part. There is no evidence the City of Griffin has ever opened, worked or maintained said alley or that it existed for use and benefit of the public at large.

With all the rights, members and appurtenances to the said described premises in anywise appertaining or belonging.

TO HAVE AND TO HOLD the said described premises unto the said parties of the second part, their successors and assigns, so that neither the said party of the first part nor any other person claiming under it shall at any time, by any means or ways, have, claim or demand any right, title or interest in or to the aforesaid described premises or its appurtenances, or any rights thereof.

IN WITNESS WHEREOF, the said party of the first part has hereunto set the hands of its duly authorized officers and affixed its seal the day and year first above written.

CITY OF GRIFFIN, GEORGIA (SEAL)

By: _____
Dick Morrow, Chairperson

Attest: _____
Kenny L. Smith, Secretary

(SEAL)

Signed, sealed and delivered in presence of:

Witness

Notary Public
My commission expires:

(Seal)

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE CITY OF GRIFFIN, SPALDING COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE TRUE POINT OF BEGINNING, COMMENCE AT A POINT FORMED BY THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF WEST COLLEGE STREET (APPARENT 60' RIGHT OF WAY) WITH THE WESTERLY RIGHT OF WAY LINE OF SOUTH EIGHTH STREET (APPARENT 60' RIGHT OF WAY), SAID POINT BEING AN IRON PIN SET (1/2 INCH REBAR; RUNNING THENCE N 00°52'03" E A DISTANCE OF 210.03' TO AN IRON PIPE FOUND (3/4 INCH OPEN TOP PIPE), SAID POINT BEING THE TRUE POINT OF BEGINNING; RUNNING THENCE N 89°26'01" W A DISTANCE OF 215.42' TO AN IRON PIN SET (1/2 INCH REBAR); RUNNING THENCE N 00°01'33" W A DISTANCE OF 8.00' TO AN IRON PIPE FOUND (1 INCH CRIMP TOP PIPE); RUNNING THENCE S 88°42'13" E A DISTANCE OF 129.19' TO AN IRON PIN FOUND (MILL SPINDLE); RUNNING THENCE S 88°15'03" E A DISTANCE OF 86.37' TO AN IRON PIN FOUND (EMBEDDED IN CONCRETE); RUNNING THENCE S 00°58'14" W A DISTANCE OF 4.57' TO AN IRON PIPE FOUND (3/4 INCH OPEN TOP PIPE) AT THE TRUE POINT OF BEGINNING.

SAID PARCEL AREA CONTAINS: 1,399 SQUARE FEET OR 0.03 ACRES (MORE OF LESS)