

AFTER RECORDING RETURN TO:
EDGE & KIMBELL LAW, LLC.
829 FAIRWAYS COURT, SUITE 110
STOCKBRIDGE, GEORGIA 30281
HEN 170594 ALDERFER

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SABRIYA HILL
CLERK OF SUPERIOR COURT
HENRY COUNTY, GA
Participant ID: 9035938284

EXECUTOR'S DEED

STATE OF GEORGIA
COUNTY OF HENRY

THIS INDENTURE, made this 15th day of April, 2024 between **ROBIN L. YOUNG** as **EXECUTOR OF THE ESTATE OF ROBERT O. LINCH A/K/A RO LINCH**, as party or parties of the first part, hereinafter called Grantor, and **STEPHEN ALDERFER and KELLY ALDERFER**, as **joint tenants with right of survivorship and not as tenants in common**, 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, acting under and by virtue of the power and authority contained in **Item XII** of the Last Will and Testament of **ROBERT O. LINCH**, and Letters Testamentary issued by the Probate Court of Henry County, Georgia, on the 9th day of April, 2018, has granted and conveyed, and by these presents does grant and convey unto Grantees, the following described property:

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT 'A', THE PLAT MADE FOR ROBERT O. LINCH ATTACHED HERETO AS EXHIBIT 'B', AND THE LETTERS TESTAMENTARY ATTACHED HERETO AS EXHIBIT 'C'.

TO HAVE AND TO HOLD the said tract or parcel of land, together 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 Grantees, forever in FEE SIMPLE.

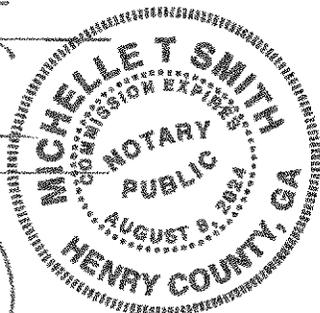
AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantees against the claims of all persons by, through and under the above named Grantor.

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

Signed, sealed and delivered
in the presence of:

Witness

Notary Public



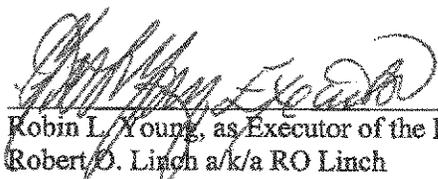

Robin L. Young, as Executor of the Estate of
Robert O. Linch a/k/a RO Linch

EXHIBIT "A"
LEGAL DESCRIPTION

All that tract or parcel of land lying and being in the 7th Land District, City of McDonough of Henry County, Georgia, and being more particularly described as follows:

BEGINS at a point at the northwest corner of the Georgia Power Building, said point located at the East right of way of Griffin Street and running alongside the Georgia Power Company building a distance of 50 feet; thence North 9 feet more or less; thence West parallel with the Georgia Power Company building line a distance of 50 feet to the right of way of Griffin Street; thence South along the right of way line of Griffin Street 9 feet, more or less, to the point of beginning.

ALSO: All that tract or parcel of land lying and being in the City of McDonough, Henry County, Georgia, and located on the East side of Griffin St., fronting 22 feet 5 inches on said Griffin St., and running back has a distance of 50 feet along the South side of an alley which separates said tract from property on which was formerly located a store building of R.S. Carmichael, deceased; property now being that of J.D. McFarley; said tract bounded on the North by said alley, East by an alley running North & South; South by property of J. D. McFarley, West by Griffin St. The above described property includes all of a lot fronting 16 feet on Griffin St. in which J.D. McFarley formerly owned a one-third interest, which interest was deeded to C.W. Walker April 6, 1956, recorded in deed book 52, page 176-9. Also, 6 feet 5 inches of a lot immediately South thereof fronting 23 1/2 feet on said Griffin St. the 16' aforementioned lot together with the 6'5" portion of the above 23 1/2' lot comprising the 22'5" lot, intended to be covered by this deed.

ALSO: All that tract or parcel of land, with building thereon, lying and being in the City of McDonough, Henry County, Georgia, fronting 32 feet 1-3/4 inches on the East side of Griffin Street and extending East, with unknown width, 50 feet. said land being bounded on North by property of Walker, Edward B. and Harold L. McFarley, on East by an alley, on South by property of Mary Casses, and on West by Griffin Street.

The above parcel more particularly being shown on that plat of survey for Robert O. Linch by Joe Rowan Land Surveying, Donald R. Milligan, GRLS No. 2472, dated April 13, 2001, and attached hereto as Exhibit "B." Reference is hereby made to said plat for a more complete and accurate description as to metes, bounds and location of said property.

EXHIBIT "C"

IN THE PROBATE COURT OF HENRY COUNTY STATE OF GEORGIA

IN RE: ESTATE OF)	ESTATE NO.:	2018-ES-236
)		
ROBERT O. LINCH,)		
Deceased.)		

LETTERS TESTAMENTARY *[Relieved of Filing Returns]*

At a regular term of Probate Court, the Last Will and Testament dated DECEMBER 20, 2017 (and Codicil(s) dated N/A) of the above-named Decedent, who was domiciled in this County at the time of his or her death or was domiciled in another state but owned property in this County at the time of his or her death, was legally proven in Solemn Form to be the Decedent's Will and was admitted to record by order, and it was further ordered that ROBIN L. YOUNG, named as Executor(s) in said Will, be allowed to qualify, and that upon so doing, Letters Testamentary be issued to such Executor(s).

THEREFORE, the Executor(s), having taken the oath of office and complied with all the necessary prerequisites of the law, is/are legally authorized to discharge all the duties and exercise all powers of Executor(s) under the Will of said Decedent, according to the Decedent's Will and the law.

Given under my hand and official seal, the 9th day of April, 2018.

KELLEY S. POWELL, Judge /
KATHERINE E. FAGAN, Associate Judge

NOTE: *The following must be signed if the Judge does not sign the original of this document:*

Issued by: Brenda Walker
PROBATE CLERK/DEPUTY CLERK

