

PLEASE RETURN THIS RECORDED INSTRUMENT TO:

Richard S. Bryson, Esq.
BRYSON LAW FIRM, P.C.
4045 Smithtown Road, Suite K
Suwanee, Georgia 30024
richard@brysonlawfirm.com
(404) 909-8842

DOC# 001781
FILED IN OFFICE
03/28/2014 04:19 PM
BK:4111 PG:173-174
EVONNE S. MULL
CLERK OF COURT
DOUGHERTY COUNTY

Evonne S. Mull

REAL ESTATE TRANSFER TAX
PAID: \$0.00

STATE OF GEORGIA
COUNTY OF GWINNETT

WARRANTY DEED

THIS INDENTURE, made as of the 10 day of JANUARY, 2014, between LONNIE R. STOKES, hereinafter called "Grantor", and LONNIE RUSSELL STOKES and BETTY HOWARD STOKES as Trustee of the STOKES FAMILY TRUST under trust agreement dated January 10, 2014, or the Successor Trustees thereunder, including any future amendments, as parties of the second part, hereinafter called "Grantee" (the words "Grantor" and "Grantee" to include their respective heirs, personal representatives, successors and assigns where the context requires or permits).

WITNESSETH THAT: Grantor, for and in consideration of the sum of Ten and No/100 (\$10.00) Dollars, and other good and valuable consideration, in hand paid at and before the sealing and delivery of these presents, the receipt, adequacy and sufficiency of which being hereby acknowledged by Grantor, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee, all of Grantor's right, title and interest in and to the following described real property:

See attached "EXHIBIT A" attached hereto and made a part hereof reference hereto

This Deed is given subject to all easements and restrictions of record, if any. Said property commonly referred to is 200 East Broad Avenue, Albany, Georgia 31705-2880 and having a Map Parcel Number of 0000C 00032 008. ***Deed recorded at Book 604 and Page 589 incorrectly referenced the physical property address as 204 and 206 East Broad Street and 118 and 124 Hazard Drive according to the present system of numbering in the City of Albany, Georgia, Hazard Drive now being known as College Drive.*

PREVIOUS DEED REFERENCE: PRIOR GRANTOR: FIRST STAE BANK AND TRUST COMPANY AS TRUSTEE UNDER THE WILL OF ELIZABETH S. LEADER, RECORDED APRIL 3, 1978, RECORDED IN DOUGHERTY COUNTY AT DEED BOOK 604, PAGE 589.

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 Grantee, forever, in FEE SIMPLE.

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

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

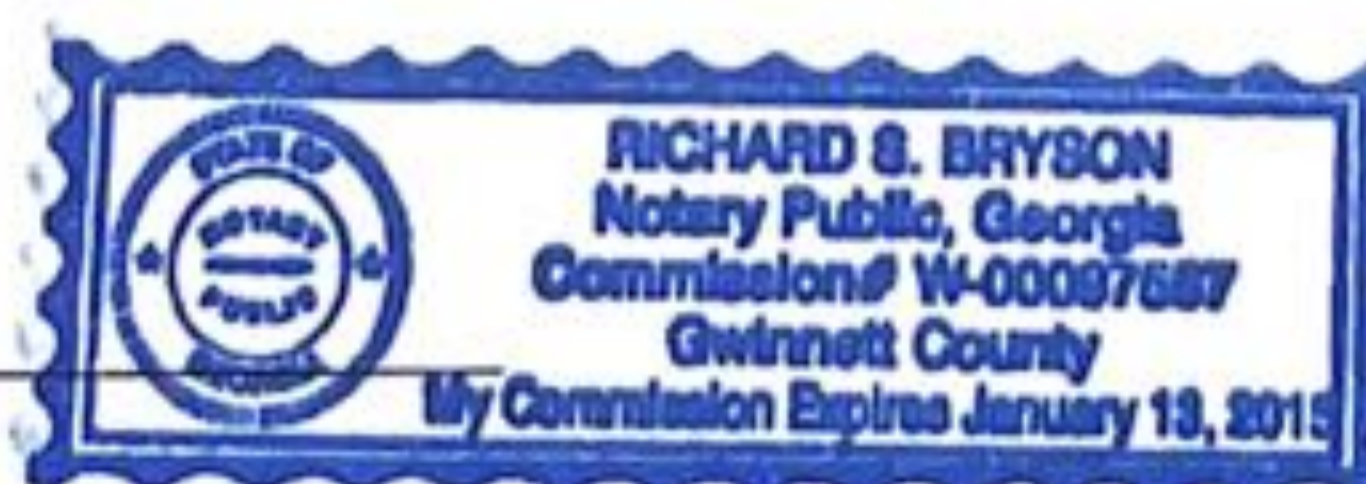
Signed, sealed and delivered this 10 day of JANUARY, 2014, in the presence of:

Kristen Bryson
Unofficial Witness

Lonnie R. Stokes (SEAL)
LONNIE R. STOKES, Grantor

Kristen Bryson
Printed name of Witness

[Signature]
Notary Public



BRYSON LAW FIRM, P.C. drafted this warranty deed without the aid of survey or title search. Grantor supplied the legal description and assumes responsibility for accuracy.



EXHIBIT A

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE COUNTY OF DOUGHERTY, STATE OF GEORGIA, CITY OF ALBANY, WHICH IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST INTERSECTION OF HAZARD DRIVE AND EAST BROAD STREET IN THE CITY OF ALBANY, GEORGIA, AND WITH THIS AS A BEGINNING POINT RUN THENCE IN A EASTERLY DIRECTION ALONG THE SOUTH SIDE OF EAST BROAD STREET (ONCE KNOWN AS RAILROAD STREET AND ISABELLA ROAD) A DISTANCE OF 145 FEET TO THE PROPERTY KNOWN AS THE CITY GIN AND MILL COMPANY PROPERTY AS DESCRIBED IN A DEED FROM THE PLANTERS OIL COMPANY TO C. M. SHACKELFORD, JR. AND W. E. HUTCHINGS RECORDED IN DEED BOOK 62, PAGE 297 IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF DOUGHERTY COUNTY, GEORGIA; RUN THENCE IN A SOUTHERLY DIRECTION FOR A DISTANCE OF 210 FEET TO AN ALLEY; RUN THENCE IN A WESTERLY DIRECTION ALONG THE NORTH SIDE OF SAID ALLEY TO A POINT ON THE EAST SIDE OF HAZARD DRIVE; RUN THENCE IN A NORTHWESTERLY DIRECTION ALONG THE EAST SIDE OF HAZARD DRIVE TO THE SOUTH SIDE OF EAST BROAD STREET AND THE POINT OF BEGINNING.

***Grantor: LONNIE R. STOKES; Grantee: LONNIE RUSSELL STOKES and BETTY HOWARD STOKES as Trustee of the STOKES FAMILY TRUST under trust agreement dated January 10, 2014.*

DOC# 001783
FILED IN OFFICE
03/28/2014 04:19 PM
BK:4111 PG:176-176
EVONNE S. MULL
CLERK OF COURT
DOUGHERTY COUNTY

PLEASE RETURN THIS RECORDED INSTRUMENT TO:

Richard S. Bryson, Esq.
BRYSON LAW FIRM, P.C.
4045 Smithtown Road, Suite K
Suwanee, Georgia 30024
richard@brysonlawfirm.com
(404) 909-8842

Evonne S. Mull
REAL ESTATE TRANSFER TAX
PAID: \$0.00

STATE OF GEORGIA
COUNTY OF GWINNETT

WARRANTY DEED

THIS INDENTURE, made as of the 10 day of JANUARY, 2014, between LONNIE R. STOKES, hereinafter called "Grantor", and LONNIE RUSSELL STOKES and BETTY HOWARD STOKES as Trustee of the STOKES FAMILY TRUST under trust agreement dated January 10, 2014, or the Successor Trustees thereunder, including any future amendments, as parties of the second part, hereinafter called "Grantee" (the words "Grantor" and "Grantee" to include their respective heirs, personal representatives, successors and assigns where the context requires or permits).

WITNESSETH THAT: Grantor, for and in consideration of the sum of Ten and No/100 (\$10.00) Dollars, and other good and valuable consideration, in hand paid at and before the sealing and delivery of these presents, the receipt, adequacy and sufficiency of which being hereby acknowledged by Grantor, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee, all of Grantor's right, title and interest in and to the following described real property:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING A PART OF LAND LOT 268, FIRST LAND DISTRICT, DOUGHERTY COUNTY, GEORGIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY OF COLLEGE DRIVE, FORMERLY OLD BLUE SPRINGS ROAD, HAZARD DRIVE AND HOLLEY ROAD, AND THE SOUTH RIGHT-OF-WAY OF EAST BROAD AVENUE, FORMERLY ISABELLA ROAD, AND RUN NORTH 89 DEGREES 38 MINUTES EAST 145 FEET TO THE POINT OF BEGINNING: THENCE NORTH 89 DEGREES 38 MINUTES EAST 110.00 FEET TO A POINT; THENCE SOUTH 35 DEGREES 15 1/2 MINUTES EAST ALONG THE WEST RIGHT-OF-WAY OF OLD RADIUM SPRINGS ROAD, FORMERLY NEW BLUE SPRINGS ROAD A CHORD DISTANCE OF 117.51 FEET AND AN ARC DISTANCE OF 118.51 FEET TO A POINT; THENCE CONTINUE ALONG THE RIGHT-OF-WAY OF OLD RADIUM SPRINGS ROAD SOUTH 22 DEGREES 21 MINUTES EAST 122.53 FEET TO A POINT; THENCE SOUTH 89 DEGREES 38 MINUTES WEST ALONG THE NORTH RIGHT-OF-WAY OF A 20-FOOT ALLEY 222.90 FEET TO A POINT; THENCE NORTH 00 DEGREES 25 MINUTES WEST 210.00 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 00.851 ACRES, MORE OR LESS, AND IS PARTICULARLY SHOWN ON A SURVEY DATED FEBRUARY 7, 1977, BY JOHN H. SPERRY, LAND SURVEYOR, SAID SURVEY BY EXPRESS REFERENCE IS MADE A PART HEREOF.

This Deed is given subject to all easements and restrictions of record, if any. Said property commonly referred to is 220 E. Broad Avenue, Albany, Georgia and having a Map Parcel Number of 0000C/00032/004.

PREVIOUS DEED REFERENCE: PRIOR GRANTOR: LONNIE R. STOKES, RECORDED FEBRUARY 16, 1977, RECORDED IN DOUGHERTY COUNTY AT DEED BOOK 577, PAGE 543.

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 Grantee, forever, in FEE SIMPLE.

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

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

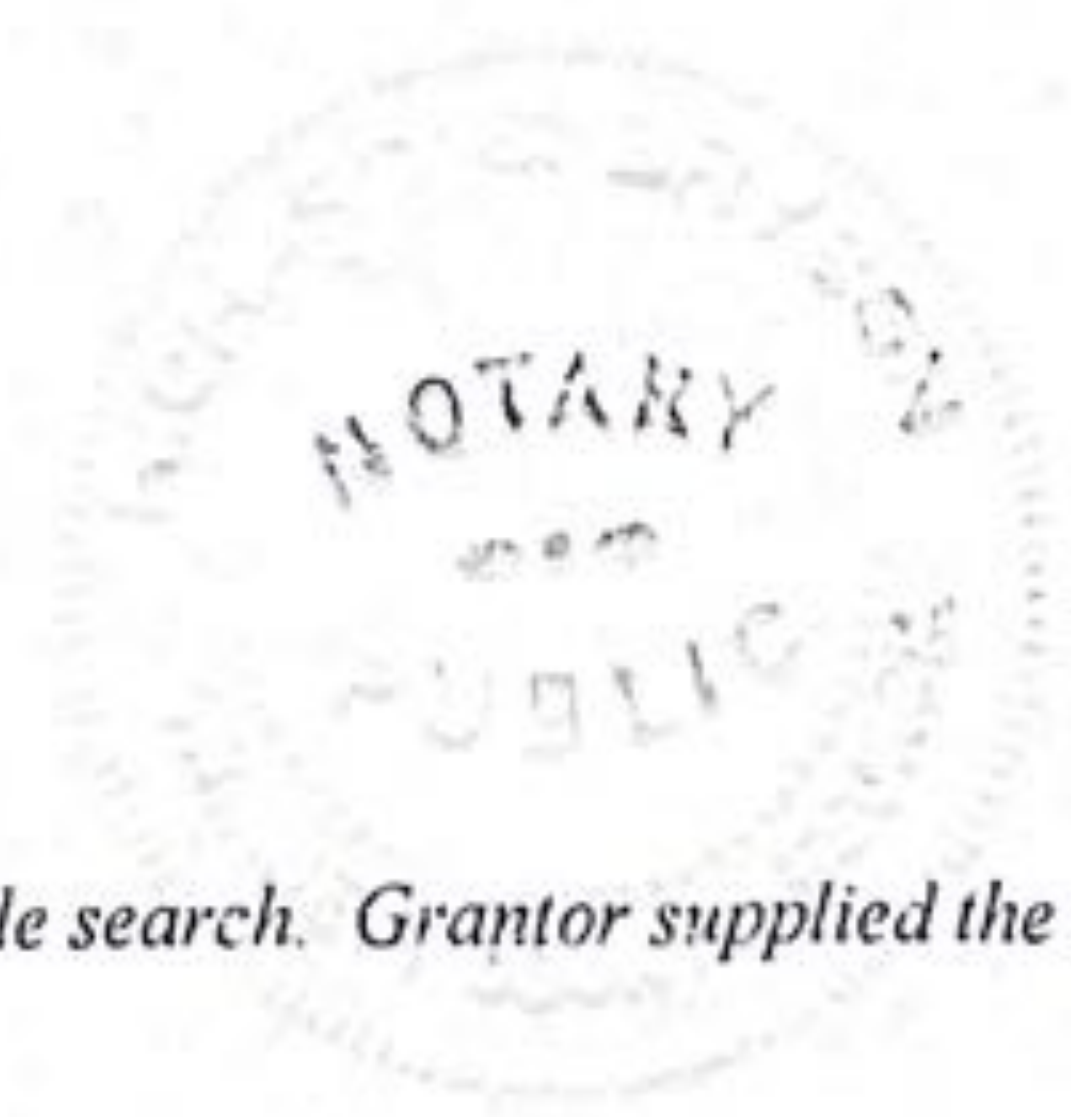
Signed, sealed and delivered this 10 day of JANUARY, 2014, in the presence of:

Lindsey Cambardella
Unofficial Witness

Lonnie R. Stokes (SEAL)
LONNIE R. STOKES, Grantor

Lindsey Cambardella
Printed name of Witness

[Signature]
Notary Public



BRYSON LAW FIRM, P.C. drafted this warranty deed without the aid of survey or title search. Grantor supplied the legal description and assumes responsibility for accuracy.