

FILED IN OFFICE
CLERK SUPERIOR COURT
CLARKE COUNTY, GEORGIA

98 NOV 30 AM 9:55

ATHENS-CLARKE COUNTY, GEORGIA
Real Estate Transfer Tax

PAID \$ 179.50

DATE 11.30.98

M. Ramsey Wilson
Deputy Clerk of Superior Court

RECORDED
BOOK 1761 PAGE 201
DATE 12.1.98

DEVERLY LOGAN, CLERK
M. Ramsey Wilson
Deputy

STATE OF GEORGIA
COUNTY OF FULTON

RETURN TO:
J. Lindsay Stradley, Jr.
Cofer, Beauchamp, Stradley & Hicks, LLP
99 West Paces Ferry Road, N.E.
Suite 200
Atlanta, Georgia 30305

GENERAL WARRANTY DEED

THIS INDENTURE, made the 19th day of November, in the year one thousand nine hundred ninety-eight, between CURTIS JOHNSON and BILL C. SEAWRIGHT, d/b/a SEAWRIGHT-JOHNSON PROPERTIES, as parties of the first part (hereinafter collectively referred to as the "Grantor"), and APEX INDUSTRIAL MAINTENANCE, INC., a Georgia corporation, as party of the second part (hereinafter "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 (\$10.00) Dollars and other good and valuable consideration in hand paid at and before the sealing and delivery of these presents, the receipt whereof are hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does hereby grant, bargain, sell, alien, convey and confirm unto the said Grantee the following described property:

ALL THAT CERTAIN TRACT or parcel of land lying and being in the 220th District, G.M., Clarke County, Georgia, being more particularly described on Exhibit "A," which is attached hereto and made a part hereof by this specific 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.

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BOOK 1761 PAGE 201

EXHIBIT "A"

All that certain tract or parcel of land lying and being in the 220th District, G.M., Clarke County, Georgia, being more particularly described as follows:

BEGINNING at an iron pin found at the intersection formed by the southwestern right-of-way line of Indian Hills Road (having an 80-foot right-of-way) and the northwestern right-of-way line of Spring Valley Road (having a 50-foot right-of-way); running thence counterclockwise along the northwestern right-of-way line of Spring Valley Road and following the curvature thereof along an arc with a radius of 3053.08 feet, an arc distance of 580.11 feet (said arc being subtended by a chord having a bearing of S 43°12'56" W) to an iron pin found; thence running N 55°19'21" W along the northeastern boundary of a parcel of land now or formerly owned by Annie Johnson, a distance of 299.99 feet to an iron pin found; thence running N 44°04'48" E along the southeastern boundary of a parcel of land now or formerly owned by Hancock Industrial Limited, LLC, a distance of 692.15 feet to an iron pin found; thence running S 33°21'54" E along the southwestern right-of-way line of Indian Hills Road, a distance of 294.26 feet to an iron pin found and the POINT OF BEGINNING; as shown on the plat of survey made for Apex Industrial Maintenance, Inc., Community Bank and Trust - Habersham and Fidelity National Title Insurance Company by P. C. Flynn Land Surveying Co., bearing the certification of Philip C. Flynn, Georgia Registered Land Surveyor No. 2622, dated November 10, 1998.

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BOOK 1761 PAGE 203

EXHIBIT "B"

1. Easement for Right-of-Way from Joseph M. Butler, Mrs. Wayne Robertson, Vickey Butler and James C. Butler to Georgia Power Company, dated June 24, 1959, filed July 11, 1959, and recorded in Deed Book 182, Page 95, in the Office of the Clerk of Superior Court of Clarke County, Georgia
2. Easement for Right-of-Way from Ina B. Brown and Boyd R. Butler to Georgia Power Company, dated June 27, 1959, filed July 11, 1959, and recorded in Deed Book 182, Page 96, aforesaid records.
3. Easement from J.R. Butler to Georgia Power Company, dated March 25, 1952, filed March 28, 1952, and recorded in Deed Book 128, Page 586, aforesaid records.
4. Easement from J.R. Butler to Georgia Power Company, dated March 1, 1938, filed March 17, 1938, and recorded in Deed Book 73, Page 221, aforesaid records.
5. Slope and maintenance easements contained in Right-of-Way Deed from Joseph M. Butler *et al.* to Clarke County, dated January 21, 1963, filed April 30, 1963, and recorded in Deed Book 245, Page 115, aforesaid records.
6. Easement from Anna V. Butler to Georgia Power Company, dated May 22, 1971, filed June 10, 1971, and recorded in Deed Book 354, Page 538, aforesaid records.
7. The following matters as set forth on that certain plat of survey prepared for Apex Industrial Maintenance, Inc., Community Bank & Trust - Habersham and Fidelity National Title Insurance Company by P. C. Flynn Land Surveying Co., bearing the certification of Philip C. Flynn, Georgia Registered Land Surveyor No. 2622, dated November 10, 1998:
 - (a) Encroachment of up to 0.9 feet by a wire fence of the adjacent property across the southwestern boundary line of the subject property;
 - (b) A one hundred-foot Georgia Power Company right-of-way, including a utility pole on the southwestern boundary of the subject property and overhead power lines, extending across the western portion of the subject property;
 - (c) A 10 foot gravel/dirt drive extending from Spring Valley Road serving one or more other properties and extending along and across the southwestern boundary of the subject property;
 - (d) An overhead utility line connecting to a utility pole located in the southwestern portion of the subject property and extending across the southwestern portion of the subject property and serving other properties;

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BOOK 1761 PAGE 204

- (e) Two guy wires connecting to a utility pole located in the southwestern portion of the subject property;
- (f) An overhead utility line located in the southeastern corner of the subject property connecting to a utility pole located outside the subject property;
- (g) A gravel driveway extending from Spring Valley Road, serving a metal warehouse building located in the southwestern portion of the subject property;
- (h) A 12-inch storm drain pipe located in the southwestern portion of the subject property;
- (i) Two overhead utility lines connecting to a utility pole located outside the southeastern boundary of the subject property and extending from such pole across the southeastern portion of the subject property to the aforementioned metal warehouse building and a frame house in the southeastern portion of the subject property respectively;
- (j) A guy wire connecting to a utility pole located in the southeastern portion of the subject property
- (k) An asphalt drive extending from Spring Valley Road, serving a frame house located in the southeastern portion of the subject property;
- (l) Encroachment of up to 6.0 feet by chain-link fence from the subject property extending across the southeastern boundary line of the subject property into the right-of-way line of Spring Valley Road;
- (m) Encroachment of between 3.0 feet and 1.7 feet by a chain link fence of the subject property along and across the northwestern boundary line of the subject property; and
- (n) Three overhead utility lines and a guy wire connecting to a utility pole located in the southeastern portion of the subject property and extending across the northeastern portion of the subject.

M/BS