

EXHIBIT A

Description of Property

All that tract or parcel of land lying and being in the 249th District, G.M., Barrow County, Georgia, and being 7.76 acres, more or less, and being more particularly described and delineated according to a plat and survey prepared by W. T. Dunahoo & Associates, Inc., certified by W. T. Dunahoo, Georgia Registered Surveyor No. 1577, dated March 25, 1981, entitled "Survey for John Royster," said plat being of record in the Office of the Clerk of the Superior Court of Barrow County, Georgia, in Plat Book 17, Page 167; which said plat and the recording thereof are by specific reference hereto incorporated herein for a more complete and detailed description.

LESS AND EXCEPT:

All that tract or parcel of land lying and being in the 249th GMD Barrow County, Georgia being more particularly described as follows:

Beginning at the intersection of the Northern right of way of Haymon Morris Road (60' right of way) and the Southwestern right of way of Carl Bethlehem Road running thence along the right of way Hamon Morris Road North 84 degrees 27 minutes 34 seconds West 139.86 feet to a point; thence leaving said right of way and running North 50 degrees 45 minutes 36 seconds East 59.46 feet to a point; thence northwesterly 45.38 feet along the arc of a curve to the left (said curve having a radius of 337.00 feet and a chord distance of 45.35 feet on a bearing of North 35 degrees 33 minutes 34 seconds West) to a point on the Southwestern right of way of Carl Bethlehem Road; running thence along the right of way South 53 degrees 38 minutes 10 seconds East 148.44 feet to the point of beginning.

Said tract or parcel of land contains 3970.7629 square feet or 0.0912 acres, more or less, as shown on a plat prepared by Moreland Altobelli Associates, Inc. for the property of John J. Royster and Lois McDaniel Royster; and,

This property is known as 700 Carl Bethlehem Road according to the 2021 system of numbering properties by the Barrow County, Georgia Tax Assessor's office. Said property is conveyed together with and subject to all easements, covenants, and restrictions of record, if any.

84862 Description