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Jason B. Lingerfelt, LLC

4286 Bells Ferry Road

Kennesaw, GA 30144

**WARRANTY DEED**

STATE OF GEORGIA

COUNTY OF Cobb

File #: 15-2074J

This Indenture made this 30th day of November, 2015 between PAMELA M. GATEWOOD, State of GEORGIA, as party or parties of the first part, hereinafter called Grantor, and SHANNON J. BIGGER, 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, for and in consideration of the sum of **TEN AND 00/100'S (\$10.00) Dollars** and other good and valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee,

SEE EXHIBIT 'A' ATTACHED.

This Deed is given subject to that certain Security Deed from Pamela M. Gateway to Ameris Bank dated June 30, 2014 and recorded in Deed Book 12906, Page 105, Cherokee County, Georgia Records.

This Deed is given subject to all easements and restrictions of record, if any.

**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**.

**AND THE SAID** Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons whomsoever.

**IN WITNESS WHEREOF**, Grantor has hereunto set grantor's hand and seal this day and year first above written.

Signed, sealed and delivered in the presence of:

  
\_\_\_\_\_  
Witness

  
\_\_\_\_\_  
PAMELA M. GATEWOOD (Seal)

\_\_\_\_\_  
(Seal)

\_\_\_\_\_  
(Seal)

\_\_\_\_\_  
(Seal)

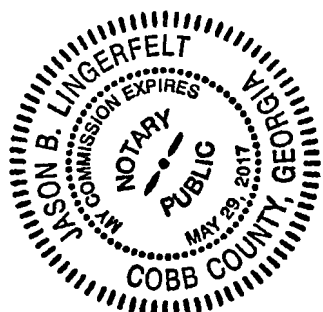


Exhibit "A"

All that tract or parcel of land lying and being in Land Lot 1118 of the 21<sup>st</sup> District, 2<sup>nd</sup> Section, Cherokee County, Georgia and being more particularly described as follows:

Beginning at an iron pin located at the Southwest corner of a Land Lot 1118, of the aforementioned District and Section, running North 00 Degrees 06 Minutes 50 Seconds West a distance of 154.24 feet to a point marked by an iron pin; thence running South 88 Degrees 44 Minutes 10 Seconds East a distance of 155.10 feet to a point marked by an iron pin; thence running North 00 Degrees 10 Minutes 55 Seconds West a distance of 281.55 feet to a point marked by an iron pin located on the Southerly right of way of West Pine Ridge Road (40 foot right-of-way); thence running along the Southerly right of way of West Pine Ridge Road South 88 Degrees 34 Minutes 00 Seconds East a distance of 377.61 feet to a point marked by an iron pin found; thence running South 00 Degrees 00 Minutes 05 Seconds East a distance of 208.70 feet to a point marked by an iron pin found; thence running South 89 Degrees 00 Minutes 35 Seconds East a distance of 41.53 feet to a point marked by an iron pin; thence running South 01 Degrees 16 Minutes 10 Seconds West a distance of 229.40 feet to a point marked by an iron pin located on the Southerly Land Lot Line of Land Lot 1118; thence running along the Southerly Land Lot Line of Land Lot 1118 North 88 Degrees 24 Minutes 05 Seconds West a distance of 568.03 feet to a point marked by an iron pin found, said point being the true point of beginning.

SECTION A – SELLER'S INFORMATION (Do not use agent's information)				SECTION C – TAX COMPUTATION		
SELLER'S LAST NAME GATEWOOD	FIRST NAME PAMELA	MIDDLE M	Exempt Code If no exempt code enter NONE		NONE	
MAILING ADDRESS (STREET & NUMBER) 5139 PINE CLIFF TARN			1. Actual Value of consideration received by seller Complete Line 1A if actual value unknown		\$250,000.00	
CITY, STATE / PROVINCE / REGION, ZIP CODE, COUNTRY ACWORTH, GA 30102 USA		DATE OF SALE 11/30/2015	1A. Estimated fair market value of Real and Personal property		\$0.00	
SECTION B – BUYER'S INFORMATION (Do not use agent's information)				2. Fair market value of Personal Property only		\$0.00
BUYER'S LAST NAME BIGGER	FIRST NAME SHANNON	MIDDLE J	3. Amount of liens and encumbrances not removed by transfer		\$0.00	
MAILING ADDRESS (Must use buyer's address for tax billing & notice purposes) 300 QUEENSBURY WALK			4. Net Taxable Value (Line 1 or 1A less Lines 2 and 3)		\$250,000.00	
CITY, STATE / PROVINCE / REGION, ZIP CODE, COUNTRY ACWORTH, GA 30102 USA		Check Buyers Intended Use (X) Residential ( ) Commercial ( ) Agricultural ( ) Industrial	5. TAX DUE at .10 per \$100 or fraction thereof (Minimum \$1.00)		\$250.00	
SECTION D – PROPERTY INFORMATION (Location of Property (Street, Route, Hwy, etc))						
HOUSE NUMBER & EXTENSION (ex 265A) 1250		PRE-DIRECTION, STREET NAME AND TYPE, POST DIRECTION ROBIN Lane			SUITE NUMBER	
COUNTY CHEROKEE		CITY (IF APPLICABLE)	MAP & PARCEL NUMBER 15N06F006		ACCOUNT NUMBER	
TAX DISTRICT	GMD	LAND DISTRICT 21ST	ACRES	LAND LOT 1118	SUB LOT & BLOCK	
SECTION E – RECORDING INFORMATION (Official Use Only)						
DATE	DEED BOOK	DEED PAGE	PLAT BOOK	PLAT PAGE		

**ADDITIONAL BUYERS**

None