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FAYETTE COUNTY, GA.

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SHEILA STUDDARD, CLERK

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Mail after recording to H. Geoffrey Slade, Sr., Attorney at Law,  
P.O. Box 985, 225 N. Jeff Davis Dr., Fayetteville, Georgia 30214.

This instrument was prepared by H. Geoffrey Slade, Sr., Attorney at Law,  
P.O. Box 985, 225 N. Jeff Davis Dr., Fayetteville, Georgia 30214.

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**DEED**

State of Georgia  
County of Fayette

This Indenture, Made this 28<sup>th</sup> day of July, in the Year of our Lord Two Thousand One,  
between **DAN V. STINCHCOMB**, party of the first part, and **MAGNOLIA RIDGE  
HOMEOWNER'S ASSOCIATION, INC.**, party of the second part,

**WITNESSETH:**

That the said party of the first part, for and in consideration of Love and Affection and the  
sum of Other Good and Valuable Consideration and Ten Dollars (\$10.00) in hand paid at and before  
the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted,  
bargained, sold, and conveyed, and by these presents does grant, bargain, sell and convey unto the  
said party of the second part, its successors and assigns the following described proeprty, to wit:

All that tract or parcel of land lying and being in Fayette County, Georgia and being more  
particularly described by Exhibit "A" hereto attached and incorporated herein.

THIS IS A DEED OF GIFT.

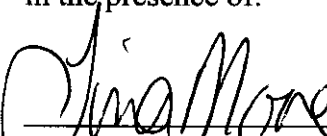
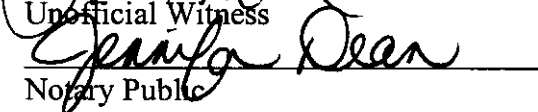
TO HAVE AND TO HOLD the said bargained premises, together with all and singular the rights, members, and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the grantee above-named the said party of the second part, its successors and and assigns, forever, in fee simple.

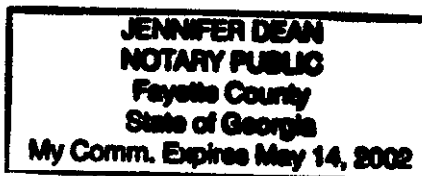
And the said party of the first part, for his heirs, executors, and administrators, will warrant and forever defend the right and title of the above-described property unto the said party of the second part, its successors and assigns, against the claims of all persons whomsoever.

IN WITNESS WHEREOF, the said party of the first part has hereunto set his hand and affixed his seal, the day and year first above-written.

Signed, sealed and delivered  
in the presence of:

 (Seal)  
DAN V. STINCHCOMB

  
Unofficial Witness  
  
Notary Public



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**Exhibit "A"**

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**TRACT ONE**

All that tract or parcel of land lying and being in Land Lots 95 and 96 of the 5<sup>th</sup> Land District of Fayette County, Georgia; being that tract of land more particularly described and referred to as "Open Space", shown by plat prepared by R.M. Boyd, Registered Land Surveyor entitled "Final Plat of Unit Two Magnolia Ridge" dated March 10, 1999 and recorded in Plat Book 31 at page 160, records of Fayette County, Georgia, which plat is by reference incorporated herein and made a part of this description, said tract containing 24 acres, more or less.

**TRACT TWO**

All that tract or parcel of land lying and being in Land Lots 95 and 96 of the 5<sup>th</sup> Land District of Fayette County, Georgia; being that tract of land more particularly described and referred to as "Recreation Area", as shown by plat prepared by R.M. Boyd, Registered Land Surveyor entitled "Final Plat of Unit Three Magnolia Ridge" dated December 1, 1998, last revised March 10, 1999 and recorded in Plat Book 31 at page 165, records of Fayette County, Georgia, which plat is by reference incorporated herein and made a part of this description, said tract containing 2.465 acres, more or less.