

After recording please return to:

Nelson Mullins
50 N. Laura St., 41st Floor
Jacksonville, Florida 32202
Attn: Kelly D. Waters
Tel: (904) 665-3617

Tax Parcel Identification No.: N35 0001 016

Grantee's Address: 208 Jefferson St., Newnan, Georgia 30263

QUITCLAIM DEED

THIS QUITCLAIM DEED is made as of the ____ day of _____, 2022, by **DEVELOPMENT AUTHORITY OF COWETA COUNTY, GEORGIA (“Grantor”)**, in favor of **FOLEY PRODUCTS COMPANY, LLC**, a Delaware limited liability company (**“Grantee”**). The words “Grantor” and “Grantee” include their respective heirs, successors, legal representatives and assigns where the context requires or permits.

WITNESSETH:

THAT GRANTOR, for and in consideration of the sum of **TEN AND NO/100 DOLLARS (\$10.00)** in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has bargained, sold, and does by these presents bargain, sell, remise, release and forever quitclaim unto Grantee all the right, title, interest, claim or demand which Grantor has or may have had in and to that certain tract of land described in **Exhibit A** attached hereto and by this reference made a part hereof (the **“Property”**).

TO HAVE AND TO HOLD the Property unto Grantee, so that neither said Grantor, nor any other person or persons claiming under Grantor shall at any time claim or demand any right, title or interest to the described Property or its appurtenances, or any rights thereof.

[Signature on following page]

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed under seal as of the date and year first written above.

GRANTOR:

Signed, sealed and delivered
in the presence of:

**DEVELOPMENT AUTHORITY OF
COWETA COUNTY, GEORGIA**

Print Name: _____
Unofficial Witness

By: _____
Name: _____
Title: _____

Print Name: _____
Notary Public
My commission expires: _____

[Affix Notarial Stamp or Seal]

Exhibit A

Legal Description

All that tract or parcel of land lying and being in Land Lots 40 and 41 of the 5th District of Coweta County, Georgia and being more particularly described as follows:

TO FIND THE TRUE POINT OF BEGINNING commence at the point on the northwesterly side of the fifty (50) foot wide right of way of Jefferson Street where said right of way line would be intersected by a northerly extension of the centerline of Spence Street if said imaginary centerline were extended to intersect said northwesterly right of way line of Jefferson Street; thence South 43 degrees 04 minutes 13 seconds west along the northwesterly right of way of Jefferson Street 81.4 feet to an iron pin and THE POINT OF BEGINNING; thence North 37 degrees 09 minutes 37 seconds West 528.32 feet to an iron pin; thence South 89 degrees 20 minutes 23 seconds West 97.46 feet to an iron pin on the easterly side of the 100 foot wide right of way of the Atlanta & West Point Railroad; thence North 15 degrees 22 minutes 30 seconds East and along the said easterly right of way of said Railroad, 292.87 feet to a point; thence North 16 degrees 14 minutes 56 seconds East, and continuing along said Railroad.181.76 feet to a point; thence continuing along said railroad right of way, and following the curvature thereof in an arc 546.55 feet in length, (said arc having a radius of 1,859.86 feet and subtending a chord bearing North 25 degrees 24 minutes 20 seconds East 544.58 feet in length) to an iron pin located on the southeasterly right of way line of said Atlanta & West Point Railroad; thence South 52 degrees 53 minutes 55 seconds East 485.07 feet to an iron pin; thence continuing South 52 degrees 53 minutes 55 seconds East an additional 485.07 feet to an iron pin located on the northwesterly right of way line of Jefferson Street; thence South 44 degrees 03 minutes West, and along said northwesterly right of way line of Jefferson Street, 30.22 feet to an iron pin; thence North 52 degrees 53 minutes 55 seconds West 546.10 feet to an iron pin; thence South 22 degrees 11 minutes 54 seconds West 440.17 feet to an iron pin; thence South 11 degrees 04 minutes 45 seconds West 596.67 feet to an iron pin; thence South 72 degrees 38 minutes 42 seconds East 89.15 feet to an iron pin located on the northwesterly right of way line of Jefferson Street; thence South 43 degrees 04 minutes 13 seconds West and along said northwesterly right of C.71 way line of Jefferson Street, 98.00 feet to an iron pin and THE POINT OF BEGINNING; containing 10.633 acres of land and being as described in plat of survey by Jimmerson-Dickson, Inc., dated April 9, 1973, revised April 19, 1973, which plat is recorded in Plat Book 17, Page 143, Coweta County records.

Being the same property described in survey for Foley-Brogdon Products, Inc., certified by John R. Christopher, Georgia Registered Land Surveyor Number 1766, dated November 8, 1984, and recorded in Plat Book 33, Page 215, Coweta County, Georgia records.