




3. No heavy manufacturing shall be permitted on the property.
4. No commercial shooting range, sporting clays or hunting operations permitted, including pen raised birds.


TO HAVE AND TO HOLD the above-described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said Grantee and Grantee's heirs, successors and assigns forever and Grantor hereby binds Grantor and Grantor's heirs, successors and assigns, to Warrant and Forever Defend, all and singular the said premises unto the said Grantee and Grantee's heirs, successors and assigns, against every person whomsoever lawfully claiming, or to claim the same or any part thereof.

But it is expressly agreed and stipulated that the Vendor's Lien and superior title are retained against the above-described property, premises and improvements, until the above-described note, and all interest thereon are fully paid according to its face and tenor, effect and reading, when this deed shall become absolute, and which Vendor's Lien is hereby TRANSFERRED and ASSIGNED to said Lender.

WHEN the context requires, singular nouns and pronouns include the plural.

EXECUTED this 9 day of March, 2021.

  
\_\_\_\_\_  
LARRY MARSHALL JAMES

  
\_\_\_\_\_  
SANDRA LOUISE JAMES

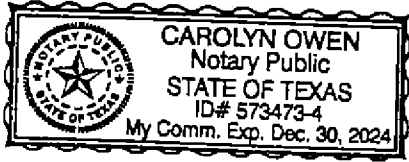
Address of Grantee:

1565 Holcomb Bridge Road  
Roswell, Georgia 30076

THE STATE OF TEXAS §

COUNTY OF SMITH §

This instrument was acknowledged before me on the 9 day of March, 2021, by LARRY MARSHALL JAMES AND WIFE, SANDRA LOUISE JAMES.



*Carolyn Owen*  
\_\_\_\_\_  
NOTARY PUBLIC - STATE OF TEXAS

After recording return to:

Regina Caeli, Inc.  
1565 Holcomb Bridge Road  
Roswell, Georgia 30076

**EXHIBIT "A"**

TRACT ONE:

All that certain lot, tract or parcel of land within the Jackson Brewer Survey, Abstract No. 83, the A. Robinson Survey, Abstract No. 812, the R. Walters Survey, Abstract No. 1020, Smith County, Texas, and being part of a called 2,197.023 acre tract described in Deed from R & S Miller Family Limited Partnership and Richard R. Miller to North Star Land & Cattle Company, LTD, dated May 15, 2004 and recorded in Volume 7459 on Page 662 of the Official Public Records of Smith County, Texas, and this 572.011 acre tract being more fully described as follows:

BEGINNING at a ½" Iron Rod found in the fenced West line of said 2,197.023 acre tract and being the Northwest corner of a called 220.460 acre tract described in Deed to Larry M. James and recorded in File No. 2013-R0002513 of the Official Public Records;

THENCE with the fenced West line of said 2,197.023 acre tract as follows:

7) North 02 deg. 49 min. 30 sec. East - 144.83 feet, to a fence corner post found,  
8) North 32 deg. 05 min. 34 sec. West - 439.99 feet, to a fence corner post found,  
9) South 59 deg. 39 min. 54 sec. West - 113.41 feet, to a fence corner post found,  
10) North 66 deg. 36 min. 44 sec. West - 148.63 feet, to a fence corner post found,  
11) North 73 deg. 56 min. 56 sec. West - 407.99 feet, to a fence corner post found,  
12) North 15 deg. 29 min. 11 sec. East - 467.45 feet, to a fence corner post found,  
13) North 33 deg. 05 min. 02 sec. East - 421.79 feet, to a fence corner post found,  
14 )North 52 deg. 36 min. 51 sec. West - 357.05 feet, to a fence corner post found,  
15) North 03 deg. 46 min. 44 sec. West - 478.28 feet, to a fence corner post found,  
16) North 06 deg. 06 min. 28 sec. East - 676.72 feet, to a fence corner post found,  
17) North 48 deg. 15 min. 15 sec. West - 125.03 feet, to a fence corner post found,  
18) North 13 deg. 39 min. 58 sec. East - 137.20 feet, to a fence corner post found,  
19) North 23 deg. 40 min. 38 sec. East - 781.89 feet, to a fence corner post found,  
20) North 09 deg. 52 min. 34 sec. West - 89.23 feet, to a fence corner post found,  
21) North 10 deg. 57 min. 02 sec. East - 195.25 feet, to a fence corner post found,  
22) North 76 deg. 23 min. 07 sec. East - 379.56 feet, to a fence corner post found,  
23) North 27 deg. 27 min. 45 sec. East - 250.03 feet, to a fence corner post found,  
24) North 10 deg. 43 min. 31 sec. West - 112.27 feet, to a fence corner post found,  
25) North 06 deg. 23 min. 10 sec. East - 392.27 feet, to a fence corner post found,  
26) North 14 deg. 41 min. 11 sec. East - 175.59 feet, to a fence corner post found for a Northwest corner of said tract;

THENCE South 78 deg. 41 min. 46 sec. East, a distance 211.55 feet, to fence corner post found for a Northeast corner of said 2,197.023 acre tract;

THENCE South 00 deg. 06 min. 19 sec. East, a distance of 1,410.15 feet, to a 2" Iron Pipe found for a reentrant corner of said 2,197.023 acre tract and a Southwest corner of said 2,405.376 acre tract;

THENCE South 89 deg. 54 min. 30 sec. East, a distance of 1,928.55 feet, with the division line of said tracts, to a 5" fence corner post found and being near the Northeast corner of said Brewer Survey, the Northwest corner of said Robinson Survey, Abstract No. 812 and in the South line of said Walters Survey;

THENCE South 00 deg. 23 min. 48 sec. East, a distance of 491.48 feet, with the division line of said tracts, to a 5" fence corner post found;

THENCE South 89 deg. 35 min. 46 sec. East, a distance of 1,902.69 feet, with the division line of said tracts, to a Hackberry tree fence corner found for corner;

THENCE South 74 deg. 51 min. 37 sec. East, a distance of 34.03 feet across said 2, 197.023 acre tract and with an existing fence to a ½" Iron Rod found for corner;

**EXHIBIT "A"**

(Continued)

THENCE South 67 deg. 19 min. 31 sec. East, a distance of 2,211.09 feet, across said 2,197.023 acre tract and with an existing fence, to a ½" Iron Rod found for corner;

THENCE South 15 deg. 05 min. 50 sec. West, a distance of 453.54 feet, across 2,211.023 acre tract and with an existing fence, to a ½" Iron Rod found for corner;

THENCE South 59 deg. 03 min. 32 sec. East, a distance of 39.49 feet, across 2,211.023 acre tract and with an existing fence, to a ½" Iron Rod found for corner;

THENCE South 30 deg. 23 min. 29 sec. West, a distance of 16.54 feet, across 2,211.023 acre tract and with an existing fence, to a ½" Iron Rod found for corner;

THENCE South 50 deg. 31 min. 26 sec. East, a distance of 106.16 feet, across 2,211.023 acre tract and with an existing fence, to a point for corner in the centerline of County Road 356;

THENCE South 74 deg. 50 min. 09 sec. West, a distance of 42.72 feet, across said 2,211.023 acre tract and with the centerline of County Road 356, to a point for corner;

THENCE South 58 deg. 37 min. 22 sec. West, a distance of 95.33 feet, across said 2,211.023 acre tract and with the centerline of County Road 356, to a point for corner;

THENCE South 49 deg. 44 min. 11 sec. West, a distance of 284.49 feet, across said 2,211.023 acre tract and with the centerline of County Road 356, to a point for corner;

THENCE South 45 deg. 02 min. 40 sec. West, a distance of 1,052.19 feet, across said 2,211.023 acre tract and with the centerline of County Road 356, to a point for corner;

THENCE South 38 deg. 18 min. 25 sec. West, a distance of 200.99 feet, across said 2,211.023 acre tract and with the centerline of County Road 356, to a point for corner;

THENCE South 32 deg. 02 min. 20 sec. West, a distance of 591.08 feet, across said 2,211.023 acre tract and with the centerline of County Road 356, to a point for corner;

THENCE South 27 deg. 11 min. 00 sec. West, a distance of 186.70 feet, across said 2,211.023 acre tract and with the centerline of County Road 356, to a point for corner;

THENCE South 24 deg. 01 min. 08 sec. West, a distance of 539.56 feet, across said 2,211.023 acre tract and with the centerline of County Road 356, to a point for corner;

THENCE South 34 deg. 19 min. 18 sec. West, a distance of 197.21 feet, across said 2,211.023 acre tract and with the centerline of County Road 356, to a point for corner;

THENCE South 41 deg. 34 min. 34 sec. West, a distance of 318.77 feet, across said 2,211.023 acre tract and with the centerline of County Road 356, to a point for corner;

THENCE South 57 deg. 40 min. 59 sec. West, a distance of 202.09 feet, across said 2,211.023 acre tract and with the centerline of County Road 356, to a point for corner;

THENCE South 64 deg. 04 min. 05 sec. West, a distance of 287.93 feet, across said 2,211.023 acre tract and with the centerline of County Road 356, to a point for corner;

THENCE South 46 deg. 49 min. 38 sec. West, a distance of 197.85 feet, across said 2,211.023 acre tract and with the centerline of County Road 356, to a point for corner;

**EXHIBIT "A"**

(Continued)

THENCE South 40 deg. 41 min. 17 sec. West, a distance of 403.65 feet, across said 2,211.023 acre tract and with the centerline of County Road 356, to a point for the Northeast corner of said 220.460 acre tract, from which a 1/2" Iron Rod found for reference, bears North 53 deg. 31 min. 31 sec. West - 65.79 feet;

THENCE across said 2,107.023 acre tract and with the North line of said 220.460 acre tract as follows:

- 1) North 53 deg. 31 min. 31 sec. West, a distance of 167.84 feet, to a 1/2" Iron Rod found,
- 2) South 60 deg. 05 min. 36 sec. West, a distance of 197.94 feet, to a 1/2" Iron Rod found,
- 3) North 14 deg. 08 min. 14 sec. West, a distance of 19.35 feet, to a 1/2" Iron Rod found,
- 4) North 83 deg. 14 min. 52 sec. West, a distance of 55.36 feet, to a 1/2" Iron Rod found,
- 5) North 60 deg. 38 min. 59 sec. West, a distance of 61.93 feet, to a 1/2" Iron Rod found,
- 6) North 89 deg. 33 min. 19 sec. West, a distance of 413.42 feet, to a 1/2" Iron Rod found,
- 10) North 79 deg. 28 min. 36 sec. West, a distance of 186.13 feet, to a 1/2" Iron Rod found,
- 11) North 41 deg. 20 min. 42 sec. West, a distance of 228.06 feet, to a 1/2" Iron Rod found,
- 12) North 38 deg. 41 min. 22 sec. West, a distance of 287.33 feet, to a 1/2" Iron Rod found,
- 13) North 74 deg. 01 min. 11 sec. West, a distance of 237.10 feet, to a 1/2" Iron Rod found,
- 14) North 65 deg. 05 min. 39 sec. West, a distance of 145.23 feet, to a 1/2" Iron Rod found,
- 15) North 27 deg. 02 min. 50 sec. West, a distance of 324.73 feet, to a 1/2" Iron Rod found,
- 16) North 46 deg. 49 min. 00 sec. East, a distance of 118.22 feet, to a 1/2" Iron Rod found,
- 17) North 07 deg. 10 min. 57 sec. West, a distance of 486.19 feet, to a 1/2" Iron Rod found,
- 18) North 15 deg. 45 min. 56 sec. West, a distance of 163.06 feet, to a 1/2" Iron Rod found,
- 19) South 63 deg. 44 min. 24 sec. West, a distance of 250.39 feet, to a 1/2" Iron Rod found,
- 20) North 63 deg. 53 min. 32 sec. West, a distance of 300.21 feet, to a 1/2" Iron Rod found,
- 21) North 37 deg. 44 min. 50 sec. West, a distance of 110.08 feet, to a 1/2" Iron Rod found,
- 22) North 65 deg. 39 min. 07 sec. West, a distance of 113.22 feet, to a 1/2" Iron Rod found,
- 23) South 63 deg. 28 min. 16 sec. West, a distance of 74.63 feet, to a 1/2" Iron Rod found, and North 89 deg. 59 min. 09 sec. West, a distance of 600.36 feet, to the POINT OF BEGINNING AND CONTAINING 572.011 ACRES OF LAND, of which approximately 4.023 acres lies within the right-of-way of County Road 356.

**TRACT TWO:**

Field Note description for a 3.066 acre tract located in the A ROBINSON Survey, A-812 & the E. NEWBERRY Survey, A-737, Smith County, Texas, and being part of a called 220.460 acre tract of land conveyed to Larry M. James et ux, Sandra James as described and recorded in Document Number 2013-00002513, Official Public Records of Smith County, Texas, said 3.066 acre tract to be more particularly described as follows.

Bearings are based on the State Plane Coordinate System, Texas North Central Zone 4202, N.A.D. 1983.

BEGINNING at a Point near the Center of County Road No. 356 for the Northeast corner of herein described tract, same being a Southern corner of a called 572.011 acre tract of land conveyed to Larry Marshall James et ux, Sandra Louise James as described and recorded in Document Number 2013-00022948, same being an Eastern corner of said 220.460 acre tract, from which a 1/2" Iron Rod found for reference bears North 55 deg. 29 min. 31 sec. West 66.10 feet;

THENCE Along said County Road as follows

South 38 deg. 56 min. 09 sec. West a distance of 17.70 feet to a Point for corner;  
 South 38 deg. 54 min. 44 sec. West a distance of 300.89 feet to a Point for corner;  
 South 35 deg. 23 min. 28 sec. West a distance of 153.05 feet to a Point for the South corner of herein described tract, from which a 1/2" Iron Rod set for reference bears North 43 deg. 40 min West 65.46 feet;

THENCE North 43 deg. 40 min. 01 sec. West across said 220.460 acre tract and with a fence for a distance of 358.59 feet to a 1/2" Iron Rod set for an angle break of herein described tract;

**EXHIBIT "A"**

(Continued)

THENCE North 01 deg. 02 min. 26 sec. West across said 220.460 acre tract a distance of 153.75 feet to a 1/2" Iron Rod set in the North line of said 220.460 acre tract and the South line of said 572.011 acre tract for the Northwest corner of herein described tract;

THENCE North 88 deg. 38 min. 40 sec. East along the North line of said 220.460 acre tract a distance of 117.05 feet to a 1/2" Iron Rod set for corner of herein described tract;

THENCE South 62 deg. 25 min. 46 sec. East continuing along said North line a distance of 61.92 feet to a 1/2" Iron Rod set for corner of herein described tract;

THENCE South 85 deg. 00 min. 56 sec. East along said North line a distance of 55.36 feet to a 1/2" Iron Rod set for an angle break of herein described tract;

THENCE South 16 deg. 27 min. 01 sec. East a distance of 19.30 feet to a 1/2" Iron Rod found for corner of herein described tract;

THENCE North 58 deg. 19 min. 00 sec. East a distance of 197.76 feet to a 1/2" Iron Rod found for the Northernmost corner of herein described tract;

THENCE South 55 deg. 29 min. 31 sec. East a distance of 167.88 feet to the POINT OF BEGINNING AND CONTAINING 3.066 ACRES OF LAND, of which approximately 0.339 acre lies within the boundaries of County Road No. 356 , leaving a net acreage of 2.727 acres.

**Smith County  
Karen Phillips  
Smith County Clerk**

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**Document Number:** 202101008844

eRecording - Real Property

WARRANTY DEED

Recorded On: March 10, 2021 12:49 PM

Number of Pages: 8

Billable Pages: 7

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**" Examined and Charged as Follows: "**

Total Recording: \$50.00

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\*\*\*\*\* THIS PAGE IS PART OF THE INSTRUMENT \*\*\*\*\*

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

**File Information:**

Document Number: 202101008844  
Receipt Number: 20210310000135  
Recorded Date/Time: March 10, 2021 12:49 PM  
User: Alma D



**STATE OF TEXAS  
COUNTY OF SMITH**

**I hereby certify that this Instrument was FILED In the File Number sequence on the date/time printed hereon, and was duly RECORDED in the Official Records of Smith County, Texas.**

Karen Phillips  
Smith County Clerk  
Smith County, TX