

## **Title Certificate**

This title report is for general information only. Reader should rely solely on his/her own research or that of a legal representative of his/her choice as to any matters related to the validity of the title or any other concerns that may arise in this regard. Contents may include property survey, recent tax bill, copies of deeds, and/or other documentation.

# JOHN W. BELL, P. C.

## ATTORNEY AT LAW

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### ATTORNEY'S TITLE CERTIFICATE AND OPINION ON THE PROPERTY OF

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### FULTON COUNTY

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|           |                                |                 |                    |
|-----------|--------------------------------|-----------------|--------------------|
| CLIENT:   | Fulton County                  | TAX PARCEL:     | 11-0360-0129-028-8 |
| PROJECT:  | Fulton County Surplus Property | OUR FILE:       | 11-20010           |
| DISTRICT: | 1                              | LAND LOT(S):    | 129                |
| PARCEL:   | 2                              | EFFECTIVE DATE: | June 5, 2011       |

This is to certify that in consideration of a fee to be paid to the undersigned attorneys, the undersigned does hereby certify that a careful examination has been made of the public records of Fulton County, Georgia affecting title to property described in Caption insofar as is correctly shown by indexes to said records from which indexes this certificate is furnished; and we hereby certify that record fee simple title to said property is now vested in **FULTON COUNTY** by virtue of that certain **General Warranty Deed** dated **March 26, 1996** and recorded in **Deed Book 20773, Page 143**, Fulton County, Georgia records, and by virtue of that certain **Right of Way Deed** dated **March 26, 1996** and recorded in **Deed Book 20773, Page 139**, aforesaid records, as described therein; subject, however, to the below referenced objections. This title certificate and opinion is prepared solely for the use of the client and project listed herein for the property interests described by the above referenced parcel designation and may not be relied upon by any third party or for any other purpose.

#### STANDARD EXCEPTIONS

- (a) The exact location of boundary lines, unrecorded easements, possible encroachments and other facts or conditions which would be disclosed by an accurate survey and inspection of the property.
- (b) Any matters not shown by the public records or which are improperly indexed of record.
- (c) Any documents, instruments, or encumbrances filed under names other than those appearing in the chain of title.
- (d) Title to that portion of the property included within the bounds of roads, highways, easements and rights of way, particularly roads and easements which are created by adverse or prescriptive usage.
- (e) Rights of upper and lower riparian owners to the streams, creeks and branches crossing, abutting, or located on the property, free from diminution or pollution thereof.
- (f) Rights, if any, of tenants or other persons who may be in possession under claims not appearing of record.
- (g) Possible liens of architects, laborers and materialmen for improvement of the property, not filed for record as of the effective date of this Certificate of Title.
- (h) All municipal or county zoning laws, ordinances and regulations, and all governmental regulations of the use and occupancy of the property.
- (i) Any matters relating to the presence or absence of any hazardous materials or waste on or within the property, and any violations with regard to hazardous materials or waste under any and all Federal and State environmental protection laws, rules or regulations.
- (j) Pay-as-you-enter water or sewer lines, which, while not technically liens, will be payable upon connection with such lines.
- (k) The location of any portion of the property within the limits of any "wet lands," and any laws, rules and regulations affecting wet land areas.
- (l) Any matters relating to past due utility bills, including but not limited to gas, water, electricity, telephone, sewer, and sanitary services.
- (m) Liens for taxes not yet due and payable.

## **SPECIAL EXCEPTIONS**

### **SECURITY DEEDS**

1. None found open of record. Please inquire.

### **PROTECTIVE COVENANTS AND SURVEY AND PLAT RESTRICTIONS**

1. None.

### **EASEMENTS, RIGHT-OF-WAY DEEDS AND AGREEMENTS**

1. Right of Way Easement in favor of Fulton County, filed April 11, 1957 and recorded in Deed Book 3221, Page 607, Fulton County, Georgia records.
2. Right of Way Easement in favor of Fulton County, filed July 15, 1955 and recorded in Deed Book 3018, page 240, aforesaid records.
3. Easement in favor of Georgia Power Company, filed July 26, 1985 and recorded in Deed Book 9661, Page 242, aforesaid records.
4. Easement in favor of Georgia Power Company, filed June 28, 1985 and recorded in Deed Book 9591, Page 495, aforesaid records.
5. Easement in favor of Southern Bell Telephone & Telegraph Company, filed April 4, 1989 and recorded in Deed Book 12392, Page 320, aforesaid records.
6. Right-of-Way Easement in favor of Sawnee Electric Membership Corporation, filed September 1, 1995 and recorded in Deed Book 19991, Page 208, aforesaid records.
7. Right of Way Deed and associated easement from Samantha Elizabeth Crymes, Veronica Addy Rogers, Judy Addy Keller, Debora Addy Daniel a/k/a Deborah Addy Daniel, and Richard Grant Addy to Fulton County, dated March 26, 1996, filed March 27, 1996 and recorded in Deed Book 20773, Page 139, aforesaid records.

### **LIENS AND JUDGMENTS**

1. Numerous filings involving Fulton County.

**TAXES**

1. The subject property is currently listed as exempt from real property ad valorem taxation according to the Fulton County Tax Commissioner's records. All matters related to taxation of the subject property are hereby excepted.

**OTHER EXCEPTIONS**

1. None.

This the 21<sup>st</sup> day of July, 2011.

**JOHN W. BELL, P.C.**

By:   
\_\_\_\_\_  
John W. Bell, Examining Attorney

Fulton County, Georgia  
Real Estate Transfer Tax  
Paid 0.00  
Date 03/27/1996  
JUANITA HICKS Court  
Clerk, Superior  
By: *[Signature]*  
County Clerk

Doc#00017261 Rec#00007166  
GEORGIA, FULTON COUNTY  
Filed and Recorded  
03/27/1996 01:18P  
JUANITA HICKS  
Clerk, Superior Ct

Doc#00017261 Rec#00007166  
GEORGIA, FULTON COUNTY  
Filed and Recorded  
03/27/1996 01:18P  
JUANITA HICKS  
Clerk, Superior Ct

**GENERAL WARRANT**

STATE OF GEORGIA  
COUNTY OF FULTON

THIS INDENTURE, made this 26<sup>th</sup> day of March, 1996, between Samantha Elisabeth Crymes, Veronica Addy Rogers, Judy Addy Keller, Debora Addy Daniel, a/k/a Deborah Addy Daniel, of the State of Georgia and Richard Grant Addy of the State of Virginia (hereafter in this Indenture collectively known and designated as "Grantor"), and Fulton County, a Political Subdivision of the State of Georgia, of the State of Georgia, County of Fulton (hereafter in this Indenture known and designated as "Grantee").

WITNESSETH: That Grantor, for and in consideration of the sum of Ten Dollars and other value consideration to Grantor 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 does by these presents grant, bargain, sell and convey to Grantee, and Grantee's respective heirs, successors and assigns, all of the following described land and interests in land, estates, easements, rights, improvements, property, fixtures, equipment, furniture, furnishings, appliances and appurtenances, (hereinafter collectively referred to as the "Premises"):

- (a) All that tract or parcel of land more particularly described in Exhibit "A" attached hereto and by this reference made a part hereof, (hereinafter referred to as the "Land");
- (b) All buildings, structures and other improvements now located on the Land; and
- (c) All easement, rights-of-way, strips and gores of land, vaults, streets, ways, alleys, passages, sewer rights, water, water courses, water rights and powers, minerals, flowers, shrubs, crops, trees, timber and other emblements now located on the Land or under or above the same or any part or parcel thereof, and all estates, rights, titles, interests, privileges, liberties, tenements, hereditaments and appurtenances, reversion and reversions, remainder and remainders, whatsoever, in any way belonging, relating, or appertaining to the Premises or any part thereof, or which hereafter shall in any way belong, relate or be appurtenant thereto, now owned by Grantor.

TO HAVE AND TO HOLD the Premises and all parts, rights, members and appurtenances thereof, to the use, benefit and behoof of Grantee and the successors and assigns of Grantee, IN FEE SIMPLE, forever; and Grantors covenant that Grantor is lawfully seized and possessed of the Premises, as aforesaid, and has good right to convey the same, that the same is unencumbered, except for those matters expressly set forth in Exhibit "B" attached hereto

PROJECT NO.: MR-9363(1), FULTON County  
P. I. NO.: 751410  
PARCEL NO.: 7-R  
REQUIRED R/W: 0.601 acres  
DATE OF R/W PLANS: DECEMBER 31, 1991  
REVISION DATE: 1-17-96

All that tract or parcel of land lying and being in Land  
Lot 129 of the 1st Land District of FULTON County,  
Georgia, being more particularly described as follows:

Beginning at a point 71.00 feet left of and opposite  
Station 240+42.32 on the construction centerline of STATE BRIDGE RD.  
on Georgia Highway Project No. MR-9363(1).  
Thence N 78-07-47 E for 250.26 feet to a point on the boundary.  
Thence S 11-16-09 E for 44.56 feet to a point on the boundary.  
Thence S 58-50-20 W for 20.91 feet to a point on the boundary.  
Thence S 50-18-03 W for 36.50 feet to a point on the boundary.  
Thence S 40-02-40 W for 64.52 feet to a point on the boundary.  
Thence S 34-44-35 W for 40.49 feet to a point on the boundary.  
Thence S 26-16-01 W for 44.63 feet to a point on the boundary.  
Thence S 20-41-32 W for 39.02 feet to a point on the boundary.  
Thence N 30-32-35 W for 215.47 feet to the point of Beginning.

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EXHIBIT "A" Page 1 of 2

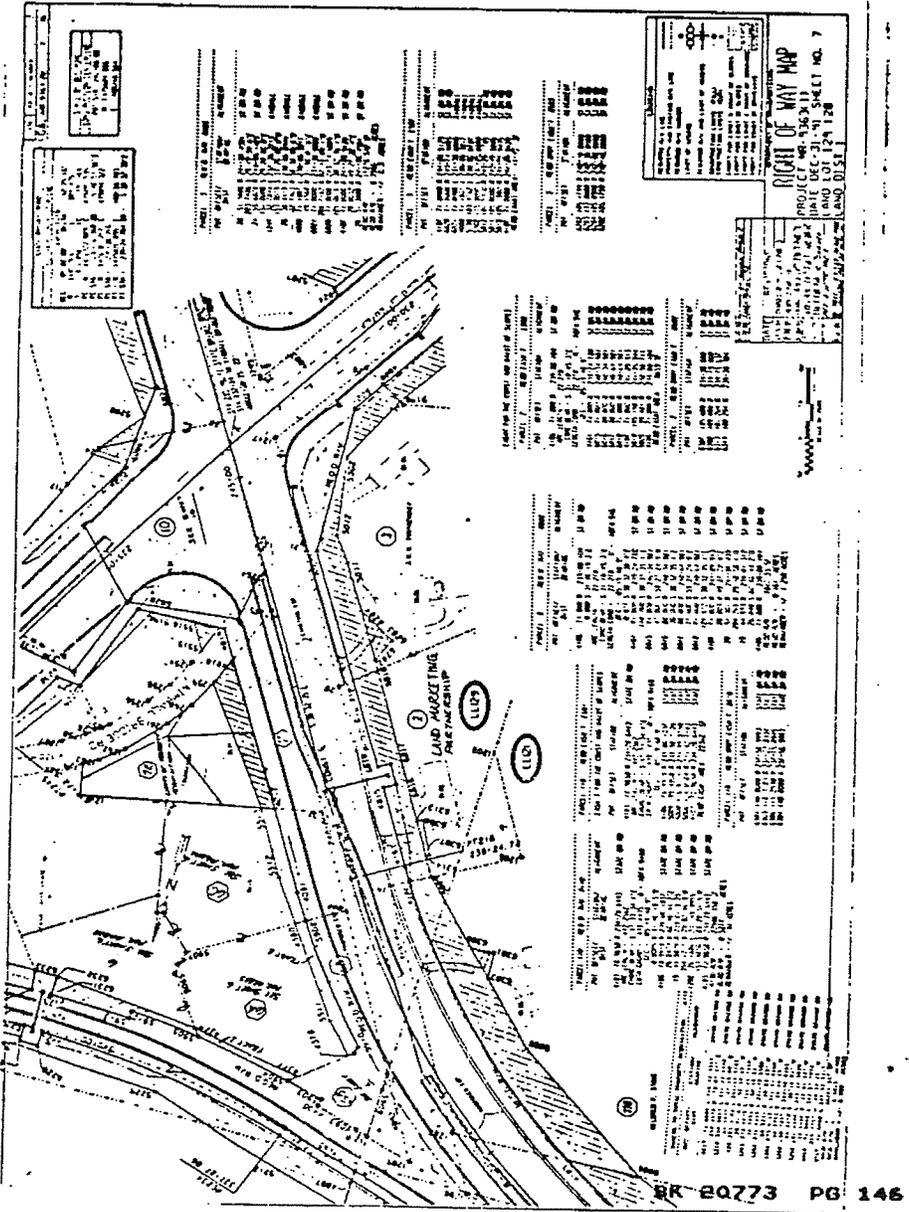


EXHIBIT "A" Page 2 of 2

DEPARTMENT OF TRANSPORTATION

RIGHT OF WAY DEED

Doc#00017260 Rec#00007166  
FULTON COUNTY  
Filed and Recorded  
03/27/1996 01:18P  
JUANITA NICKS  
Clerk, Superior Ct

GEORGIA, FULTON COUNTY

PROJECT NO. STP-9363(1)  
P.I. NO. 751410

THIS CONVEYANCE made and executed the 26th day of March, 1996.

WITNESSETH that SAMANTHA ELIZABETH CRYMES, VERONICA ADDY ROGERS, JUDY ADDY KELLER, DEBORA ADDY DANIEL, a/k/a DEBORAH ADDY DANIEL, AND RICHARD GRANT ADDY, the undersigned, are the owners of a tract of land in FULTON County through which the STATE BRIDGE ROAD WIDENING, known as Project No. STP-9363(1), has been laid out by the Department of Transportation being more particularly described in a map and drawing of said road in the office of the Department of Transportation, No. 2 Capitol Square, Atlanta, Georgia, to which reference is hereby made.

NOW, THEREFORE, in consideration of the benefit to said property by the construction and maintenance of said road, and in consideration of ONE DOLLAR (\$1.00), in hand paid, the receipt whereof is hereby acknowledged, the undersigned hereby grants, sells and conveys to said COUNTY, and their successors in office so much land as to make a right of way for said road as surveyed, being more particularly described in Exhibit "A" attached hereto and by this reference made a part hereof.

The right of way hereby conveyed, consisting of 0.352 ACRES, more or less, as shown in color on the plat of the property prepared by the Department of Transportation, dated December 31, 1991, as last revised January 17, 1996; attached hereto and made a part of this description.

TO HAVE AND TO HOLD the said conveyed premises in fee simple.

The undersigned hereby warrants that it has the right to sell and convey said land and bind itself, its administrators, successors and assigns forever to defend by virtue of these presents.

Fulton County, Georgia  
Real Estate Transfer Tax  
Paid 0.00  
Date 03/27/1996  
JUANITA NICKS  
Clerk, Superior Court  
By: K. V.  
Deputy Clerk

PROJECT NO.: STP-9363(1), FULTON County  
P. I. NO.: 751410  
PARCEL NO.: 7  
REQUIRED R/W: 0.352 acres  
DATE OF R/W PLANS: DECEMBER 31, 1991  
REVISION DATE: 1/17/96

All that tract or parcel of land lying and being in Land  
Lot 129 of the 1st Land District of FULTON County,  
Georgia, being more particularly described as follows:

Beginning at a point 13.16 feet left of and opposite  
Station 240+22.77 on the construction centerline of STATE BRIDGE RD.  
on Georgia Highway Project No. STP-9363(1).  
Thence N 78-07-47 E for 61.06 feet to a point on the boundry.  
Thence S 30-32-35 E for 215.48 feet to a point on the boundry.  
Thence S 20-41-34 W for 83.09 feet to a point on the boundry.  
Thence N 29-09-26 W for 287.13 feet to the point of Beginning.

Also granted the right to an easement for construction  
and maintenance of slopes as shown colored orange  
on attached plat.

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