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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13010 MORRIS ROAD, BUILDING ONE, SUITE 600
ALPHARETTA, GEORGIA 30004

DIRECT DIAL: (678) 457-1198
EMAIL: jwbell@jwb-law.com

ATTORNEY'S TITLE CERTIFICATE AND OPINION ON THE PROPERTY OF

FULTON COUNTY

CLIENT:	Fulton County	TAX PARCEL:	14F-0119-LL-038-4
PROJECT:	Union Road – Vacant Land	OUR FILE:	13-20004
DISTRICT:	14FF	LAND LOT(S):	105 and 119
PARCEL:	N/A	EFFECTIVE DATE:	June 21, 2013

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 **Warranty Deed** dated **July 28, 1982** and recorded in **Deed Book 8230, Page 52**, Fulton County, Georgia 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. Sewer Easement from Eugene V. Starr to Fulton County, Georgia, dated May 17, 1968, filed June 14, 1968 and recorded in Deed Book 4914, Page 81, Fulton County, Georgia records.

2. Easement and right of way from Eugene V. Starr to Roy D. Warren Co., Inc., dated August 27, 1969, filed September 5, 1969 and recorded in Deed Book 5117, Page 251, aforesaid records.

LIENS AND JUDGMENTS

1. Numerous litigation filings involving Fulton County.

TAXES

1. The subject property is currently listed as having no real property ad valorem taxes payable 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 7th day of August, 2013.

JOHN W. BELL, P.C.

By: _____
John W. Bell, Examining Attorney

TAX BILL

Arthur E. Ferdinand
Tax Commissioner
Fulton County, Georgia

141 Pryor Stree
Atlanta, Georgia 3030
(404) 730-610

Property Owner	Parcel Identification	Description	User ID
FULTON COUNTY	14F-0119- LL-038-4	Real Estate	IWR

Tax District: 55 - UNINCORPORATED SOUTH FULTON

Property Address	Account Number	Current Fair Market Value	Current Assessed Value
0 UNION ROAD	1740789	161,300	0

City Exemption:
County Exemption:
City Sales Tax Credit: $0.00
County Sales Tax Credit: $0.00

Tax Year	Cycle	Principal Amount	Interest	Penalties/Fees	Paid	Total
2012	County	0.00	0.00	0.00	0.00	0.0
2011	County	0.00	0.00	0.00	0.00	0.0
2010	County	0.00	0.00	0.00	0.00	0.0
2009	County	0.00	0.00	0.00	0.00	0.0
2008	County	0.00	0.00	0.00	0.00	0.0
2007	County	0.00	0.00	0.00	0.00	0.0
2006	County	0.00	0.00	0.00	0.00	0.0
2005	County	0.00	0.00	0.00	0.00	0.0
2004	County	0.00	0.00	0.00	0.00	0.0
2003	County	0.00	0.00	0.00	0.00	0.0
2002	County	0.00	0.00	0.00	0.00	0.0
2001	County	0.00	0.00	0.00	0.00	0.0
2000	County	0.00	0.00	0.00	0.00	0.0

Grand Total Due: $0.00

Mailing Address:
FULTON COUNTY
141 PRYOR ST SW SUITE 7000
ATLANTA GA 30303

Property owners with current legal matters, such as bankruptcy or foreclosure, must contact the Tax Commissioner's office at (404) 730-6100 for the official balance due on their parcel(s).

Return to Search Results

DON H. SIDENER
ATTORNEY AT LAW
SUITE 254
3401 WHIPPLE AVENUE
EAST POINT, GA. 30344

WARRANTY DEED

STATE OF GEORGIA COUNTY OF FULTON

THIS INDENTURE, Made the 28th day of July, in the year one thousand nine hundred Eighty-Two, between

EUGENE V. STARR

of the County of Fulton, and State of Georgia, as party or parties of the first part, hereinafter called Grantor, and

FULTON COUNTY

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

----------DEED OF GIFT----------

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, ~~all that tract or parcel of land lying and being in Land Lot 119 of the 14th Land District of Fulton County, Georgia.~~

All that tract or parcel of land lying and being in Land Lot 119 of the 14thFF Land District of Fulton County, Georgia, and being more particularly described as follows:

TO FIND THE POINT OF BEGINNING, commence at the point of intersection of the Grantor's East property line with the Grantor's southern property line, said point being 142.01 feet left of and opposite Station 235+61.07 on the center line of Camp Creek Parkway Extention on Georgia Highway Project F-178-1 (3); running thence North 88 degrees 27 minutes 16.6 seconds West along said Southerly property line a distance of 379.37 feet to a point 200 feet right of and opposite Station 233+97.08 on said centerline; said point being the TRUE POINT OF BEGINNING; from said true point of beginning running thence North 24 degrees 04 minutes 21.4 seconds west along a straight line a distance of 772.14 feet to the point of intersection with the property line between the lands of the Grantor and the lands now or formerly owned by Fulton County Board of Education, said point being 200 feet right of and opposite Station 226+24.94 on said centerline; running thence South 01 degree 32 minutes 59 seconds West along the West line of said Fulton County Board of Education Property, a distance of 708 feet more or less to a point located on the South line of Land Lot 119; running thence South 88 degrees 27 minutes 16.6 seconds East along the South line of Land Lot 119, 330 feet more or less to the point of beginning.

ALSO:
All that tract or parcel of land lying and being in Land Lot 119 and Land Lot 105 of the 14thFF Land District of Fulton County, Georgia and being more particularly described as follows:

(continued on Exhibit "A" attached hereto and made a part hereof by reference).

GEORGIA, Fulton County, Clerk's Office Superior Court
Filed & Recorded, SEP 07 1982 at 2:48
Barbara J. Price

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, the Grantor has signed and sealed this Deed, the day and year above written.

Signed, sealed and delivered in presence of:

Don H. Sidener
WITNESS

Claire G. Longino
NOTARY PUBLIC
Notary Public, Georgia, State at Large
My Commission Expires June 2, 1986

N. P. SEAL

Eugene V. Starr (SEAL)
EUGENE V. STARR

(SEAL)

APPROVED AS TO FORM:
Griffin Patrick, Jr. (SEAL)
Griffin Patrick, Jr.
Assistant County Attorney

EXHIBIT "A"

TO FIND THE POINT OF BEGINNING, commence at the intersection of the Grantor's East property line with the Grantor's southern property line, said point being 142.01 feet left of and opposite Station 235+61.07 on the centerline of Camp Creek Parkway Extention on Georgia Highway Project F-178-1 (3); and running thence North along the East line of Land Lot 119, 162.85 feet to a point which is the TRUE POINT OF BEGINNING; from said true point of beginning running thence North along the East line of Land Lot 119, 895.35 feet to a point; running thence North 16 degrees 12 minutes East, 681.3 feet to a point; running thence North 69 degrees 59 minutes West, 271.7 feet to a point located on the East line of Land Lot 119; running thence North along the East line of Land Lot 119, 219.3 feet to a point which is located on the Southerly line of property now or formerly owned by The Citizens and Southern National Bank; running thence Westerly along the Southerly line of the property now or formerly owned by The Citizens and Southern National Bank, 618 feet more or less to a point, 200 feet left of and opposite Station 213+43.56 on said centerline; thence Southerly along a curved line to a point, 200 feet left of and opposite Station 214+100 on said centerline; thence Southeasterly along a straight line to a point 300 feet left of and opposite Station 219+00 on said centerline; thence Southeasterly along a straight line to a point 500 feet left of and opposite Station 223+00 on said Centerline; running thence Southwesterly along a straight line to a point, 200 feet left of and opposite Station 224+00 on said centerline, thence south 24 degrees 04 minutes 21.4 seconds East, along a straight line, to the point of intersection with the Grantor's Easterly property line, said line being 200 feet left of and opposite Station 234+08.90 on said centerline and the Point of beginning.

This conveyance is made subject to all easements of record.

APPROVED AS TO FORM:

Griffin Patrick, Jr.
Assistant County Attorney

Form S-5

2094848

SEWER EASEMENT

GEORGIA, FULTON COUNTY.

This indenture entered into this 17th day of May, 1968

between EUGENE V. STARR

of said state and county, party of the first part, and Fulton County, Georgia, party of the second part.

WITNESSETH, that for and in consideration of $1.00 cash in hand paid, at and before the sealing and delivery of these presents, the receipt whereof is here by acknowledged and in consideration of the benefits which will accrue to the undersigned from the construction of sewer line through my property, said party of the first part has granted, bargained, sold and conveyed and by these presents does grant, bargain, sell and convey to the party of the second part and to successors and assigns the right, title, and privilege of an easement through my property located in land lot 119 of the 14 FF District of Fulton County, Georgia, and more particularly described as follows: To wit:

WOODSIDE HILLS OUTFALL SEWER- Sta. 12+81 to Sta. 28+46

Being a 30 ft. temporary construction easement, reverting to a 10 ft. permanent easement upon completion of sewer.

The right and easement herein granted being to occupy such portion of my property as would be sufficient for the construction and maintenance of sewer through same according to location and size as shown on map and profile of same now on file in the office of the Sewer Department of Fulton County.

Special Provisions

1. The party of the second part will replace all soil removed and pay actual damage to crops destroyed through said operations.

2. The party of the second part will level and restore the easement after construction to as near its original condition as possible at no cost to the party of the first part.

3. The party of the second part shall pay to party of the first part as consideration for this easement, the sum of 50¢ per linear ~~foot of this easement. 1,565 ft. @ .50 per lineal ft. = $782.50~~

Said party of the first part hereby waives for him self his heirs, and assigns all rights to any further compensation or claim to damages on account of the construction or maintenance of said sewer for the use of the property as herein agreed.

IN WITNESS HEREOF said party of the first part has hereunto affixed his hand and seal on the day and year first above written.

Signed, sealed and delivered in the presence of

Eugene V. Starr (L.S.)

EUGENE V. STARR (L.S.)

(L.S.)

(L.S.)

(L.S.)

(L.S.)

N. P. SEAL

FILED FULTON CO. GA. 14 4 06 PM '68

RECORDED FULTON CO. GA. JUN 19 '68

CLERK, SUPERIOR COURT

My Commission Expires May 17, 1969
Notary Public, Georgia State at Large

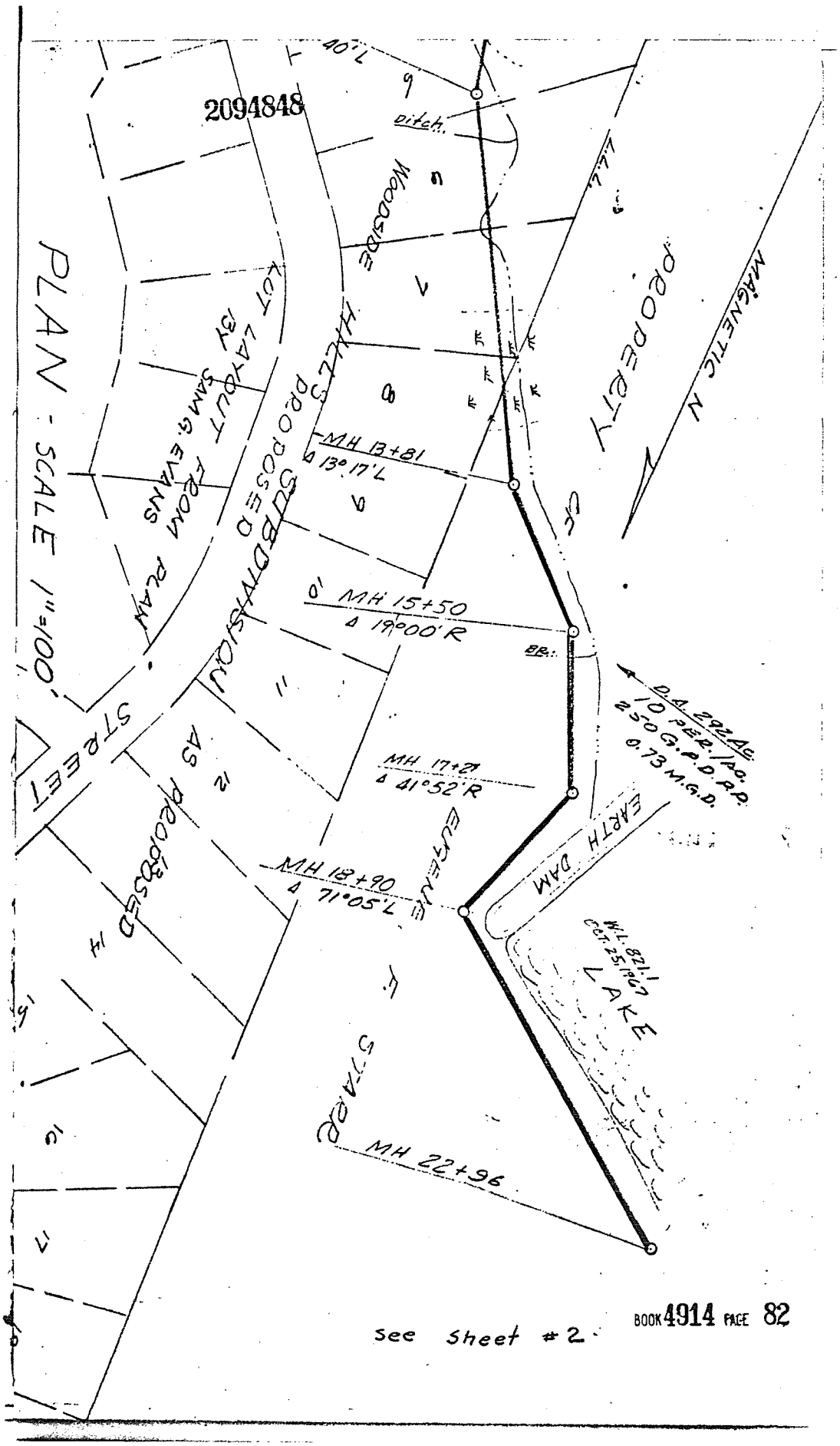
Notary Public, Fulton County, Georgia

CLERK, SUPERIOR COURT

APPROVED

COUNTY ATTORNEY

BOOK 4914 PAGE 81


2094848
PLAN - SCALE 1"=100'
STREET
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HAZEL'S PROPOSED
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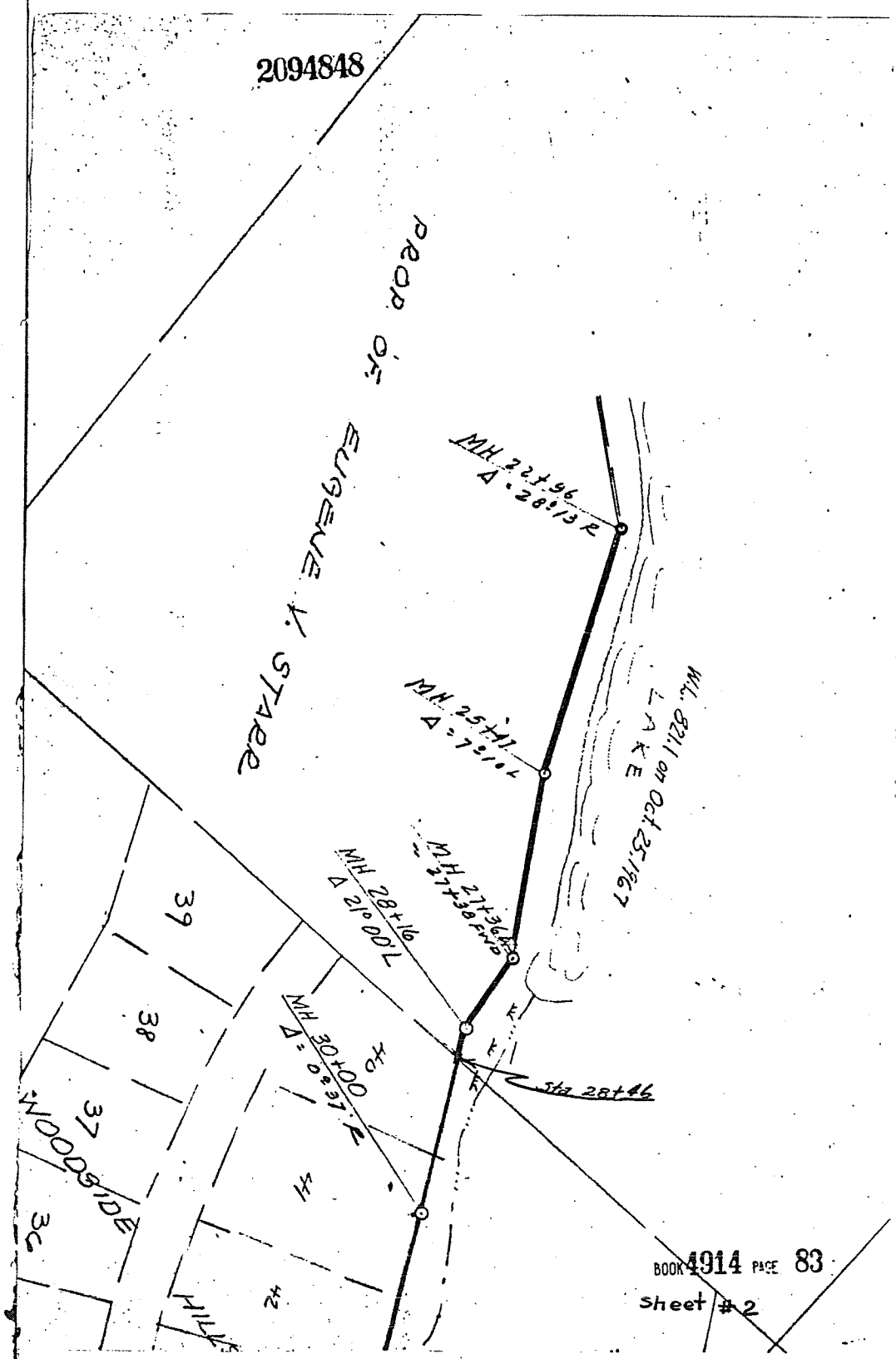
PROPERTY
MAGNETIC N
LOT LAYOUT FROM PLAN
SAM G. EVANS
MH 13+81
Δ 13°17'L
MH 15+50
Δ 19°00'R
MH 17+27
Δ 41°52'R
MH 18+90
Δ 71°05'L
MH 22+96
EARTH DAM
LAKE
W.L. 821.1
OCT. 25 1967
D.A. 292 AC.
10 PER. 1/Pc.
2.50 G.P.D. P.P.
0.73 M.G.D.
see sheet #2.

2094848



BOOK 4914 PAGE 83

Sheet #2

GP

2157370

G E O R G I A
FULTON COUNTY

THIS INDENTURE made this 27th day of August, 1969, between EUGENE V. STARR, of the County of Fulton and State of Georgia, party of the first part, and ROY D. WARREN CO., INC., of the County of Fulton and State of Georgia, party of the second part:

W I T N E S S E T H :

That said party of the first part, for and in consideration of the sum of One Dollar ($1.00) in hand paid, the receipt and sufficiency whereof is hereby acknowledged, and other good and valuable consideration, has granted, sold, bargained, aliened and conveyed and by these presents does grant, bargain, sell, alien and convey unto said party of the second part, its successors and assigns, an easement and right of way across, over, in and through the real estate of the party of the first part, lying and being in Land Lot 119 of the 14th District of formerly Fayette, now Fulton County, Georgia, being more particularly described as follows:

A strip of land ten (10) feet in width, lying five (5) feet on each side of a line which begins at a point on the east line of said Land Lot 119 (also the west line of Land Lot 105), 1228.2 feet north of the southeast corner of said Land Lot 119 (and the southwest corner of Land Lot 105), and runs thence southwesterly 60 feet to a point; thence continuing southwesterly but more westerly 225 feet to an existing manhole located on an existing outfall sewer line.

Together with the easement and right to enter upon said land to install and construct thereon a sanitary sewer line, with the right of ingress and egress from said described land for said purpose.

The location of said easement is shown on a plat of survey for Eugene V. Starr prepared by Southland Engineers & Surveyors, Inc. - Ralph B. Key, Surveyor - dated August 27, 1969.

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

FILED
FULTON CO. GA
SEP 5 8 53 AM '69
[illegible] COURT

Eugene V. Starr (SEAL)
Eugene V. Starr

Signed, Sealed and Delivered
in the presence of:

Sarah Garrett
Frank Spain
Notary Public
Notary Public, Georgia State at Large
My Commission Expires Aug. 15, 1971

N. P.
SEAL

RECORDED
FULTON CO. GA
SEP 10 '69
[illegible]
CLERK, SUPERIOR C[illegible]

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