

CITY OF HAMPTON  
STATE OF GEORGIA

CITY OF HAMPTON

**ORDINANCE NO. 2021-549**

**AN ORDINANCE TO ANNEX CERTAIN PROPERTIES BEARING PARCEL IDENTIFICATION NOS. 010-01006000, 010-01022000, 010-01023000, AND BEING 134 +/- ACRES LESS & EXCEPT 3.30 +/- ACRE TRACT FOR THE INTENT OF LESS AND EXCEPTING THIS AREA FOR THE SOLE PURPOSE OF ENSURING THAT THERE IS ACCESS TO THE UNINCORPORATED PORTION OF HENRY COUNTY AND THAT AN UNINCORPORATED ISLAND IS NOT CREATED (SEE FAYETTE COUNTY V. STEEL, 268 GA. APP. 13 (2004)) INTO THE CITY PURSUANT TO THE 100 PERCENT METHOD OF O.C.G.A. § 36-36-21; TO AMEND THE MAP OR MAPS OF HAMPTON AND ADJACENT TERRITORY TO SHOW THE PRESENT AND PROPOSED BOUNDARIES OF THE CITY; TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF HAMPTON, GEORGIA, AS AMENDED; TO PROVIDE FOR SEVERABILITY; TO REPEAL CONFLICTING ORDINANCES; TO PROVIDE AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.**

WHEREAS, the City of Hampton ("City") is a municipal corporation duly organized and existing under the laws of the State of Georgia; and

WHEREAS, the governing authority of the City is the Mayor and Council thereof; and

WHEREAS, the governing authority of the City of Hampton, Georgia desires to annex certain properties into the City pursuant to O.C.G.A. §36-36-21, the one hundred percent method; and

WHEREAS, Georgia law permits municipalities to annex unincorporated areas which are contiguous to their existing corporate limits when annexation takes place upon the written and signed applications of all of the owners of all of the land to be annexed; and

WHEREAS, the City recently received an application for annexation (the "Annexation Application"), a copy of which is attached hereto as **Exhibit "A"** and incorporated by reference, and legal descriptions are attached to said application of the lands to be annexed; and

WHEREAS, because a preliminary investigation reveals that the Annexation Application was signed by one hundred percent of the landowners and accompanied by a complete description of the property to be annexed (collectively, the "Property"), that the Property is contiguous to the municipal boundary of the City, that the Property is within the County, and that annexation will not create an unincorporated "island" as contemplated by O.C.G.A. § 36-36-1, *et seq.* (the "Act"), the Annexation Application and the requested annexation apparently satisfies the requirements of the Act; and

**WHEREAS**, the Applicant has indicated that the Property is requested to be rezoned from RA (Residential-Agricultural) Henry County to MU (Mixed-Use) City which is consistent with the Henry County/Cities Joint Comprehensive Plan 2040 Update for the area; and

**WHEREAS**, the Mayor and City Council notified the governing body of Henry County of acceptance of the Annexation Application, and its intention to adopt an ordinance ("Annexation Ordinance") expressly authorizing the proposed annexation in order to fully and finally annex the Property into the municipal boundaries of the City; and

**WHEREAS**, the health, safety, and welfare of the citizens of Hampton, Georgia will be positively impacted by the adoption of this Ordinance.

**BE IT AND IT IS HEREBY ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF HAMPTON, GEORGIA**, and by the authority thereof:

**Section 1.** The Property described in "Exhibit A" **LESS & EXCEPT 3.30 +/- ACRE TRACT FOR THE INTENT OF LESS AND EXCEPTING AN AREA FOR THE SOLE PURPOSE OF ENSURING THAT THERE IS ACCESS TO THE UNINCORPORATED PORTION OF HENRY COUNTY AND THAT AN UNINCORPORATED ISLAND IS NOT CREATED (SEE FAYETTE COUNTY V. STEEL, 268 GA. APP. 13 (2004))** attached hereto and incorporated herein by reference is hereby annexed into the City of Hampton, Georgia pursuant to the authority of O.C.G.A. Sections 36-36-1 *et seq.* and 36-36-20, *et seq.*

**Section 2.** The Property described on "Exhibit A" **LESS & EXCEPT 3.30 +/- ACRE TRACT FOR THE INTENT OF LESS AND EXCEPTING THIS AREA FOR THE SOLE PURPOSE OF ENSURING THAT THERE IS ACCESS TO THE UNINCORPORATED PORTION OF HENRY COUNTY AND THAT AN UNINCORPORATED ISLAND IS NOT CREATED (SEE FAYETTE COUNTY V. STEEL, 268 GA. APP. 13 (2004))**, a copy of which is attached hereto and incorporated herein by reference is hereby annexed into the City limits and is to be noted on the map or maps of Hampton, updated on the U.S. Census Bureau maps during the next boundary and annexation survey, and amended on the City of Hampton Official Zoning

Map as soon as reasonably possible following adoption of this Ordinance by the Mayor and Council along with an editorial note on the City of Hampton Official Zoning Map specifying the parcel(s) affected by this Ordinance and the date of adoption of this Ordinance. Until the annexation is indicated on the City of Hampton Official Zoning Map, this Ordinance shall govern over the City of Hampton Official Zoning Map to the extent of any discrepancy between this Ordinance and the City of Hampton Official Zoning Map.

**Section 3.** Nothing herein shall affect in any manner the existing prescriptive easement or right of the public or any governmental entity to access and utilize Minter Drive which cuts through the annexed property for ingress and egress, or for the provision of services otherwise provided by Henry County solely to the unincorporated area of the County and all rights under the prescriptive easement for the public and any governmental entity to access and utilize Minter Drive shall be protected as allowed by law.

**Section 4.** The preamble of this Ordinance shall be considered to be and is hereby incorporated by reference as if fully set out herein.

**Section 5.**

(a) It is hereby declared to be the intention of the Mayor and Council that all sections, paragraphs, sentences, clauses and phrases of this Ordinance are or were, upon their enactment, believed by the Mayor and Council to be fully valid, enforceable and constitutional.

(b) It is hereby declared to be the intention of the Mayor and Council that, to the greatest extent allowed by law, each and every section, paragraph, sentence, clause or phrase of this Ordinance is severable from every other section, paragraph, sentence, clause or phrase of this Ordinance. It is hereby further declared to be the intention of the Mayor and Council that, to the greatest extent allowed by law, no section, paragraph, sentence, clause or phrase of this Ordinance

is mutually dependent upon any other section, paragraph, sentence, clause or phrase of this Ordinance.

(c) In the event that any phrase, clause, sentence, paragraph or section of this Ordinance shall, for any reason whatsoever, be declared invalid, unconstitutional, or otherwise unenforceable by the valid judgment or decree of any court of competent jurisdiction, it is the express intent of the Mayor and Council that such invalidity, unconstitutionality or unenforceability shall, to the greatest extent allowed by law, not render invalid, unconstitutional or otherwise unenforceable any of the remaining phrases, clauses, sentences, paragraphs or sections of the Ordinance and that, to the greatest extent allowed by law, all remaining phrases, clauses, sentences, paragraphs and sections of the Ordinance shall remain valid, constitutional, enforceable, and of full force and effect.

**Section 6.** All ordinances and parts of ordinances in conflict herewith are hereby expressly repealed.

**Section 7.** Penalties in effect for violations of the Zoning Ordinance of the City of Hampton at the time of the effective date of this Ordinance shall be and are hereby made applicable to this Ordinance and shall remain in full force and effect.

**Section 8.** The effective date of this Ordinance shall be the date of adoption unless otherwise specified herein.

SO ORDAINED, this 13<sup>th</sup> day of September, 2022.

CITY OF HAMPTON, GEORGIA

Anna M Sarpley

ANN N. TARPLEY, Mayor

**ATTEST:**

  
\_\_\_\_\_  
RASHIDA FAIRLEY, City Clerk

**APPROVED AS TO FORM:**

  
\_\_\_\_\_  
L'ERIN BARNES WIGGINS, City Attorney

First Reading:            June 8, 2021

Second Reading/  
Adoption:                September 13, 2022



Thence continuing N01°01'03"E for a distance of 569.76 feet to an axle found;

Thence N89°34'15"W for a distance of 353.39 feet to a 1-1/2" open top pipe found on the east side of Minter Drive;

Thence N89°49'51"W for a distance of 15.30 feet to a point on said centerline of Minter Drive (point lying S89°49'51"E a distance of 14.93 feet from a 1/2" rebar found on the west side of Minter Drive);

Thence along said centerline of Minter Drive for the following courses and distances: 40.97 feet along a curve to the left, having a radius of 303.75 feet, delta angle of 7°43'43", chord bearing of N29°47'41"W and chord length of 40.94 feet to a point; 107.30 feet along a curve to the left, having a radius of 303.75 feet, delta angle of 20°14'23", chord bearing of N43°46'43"W and chord length of 106.74 feet to a point; N63°57'51"W for a distance of 385.00 feet to a point; N66°25'57"W for a distance of 494.23 feet to a point on the west line of Land Lot 84 near the intersection of Minter Drive and Gene Allen Road (no dedicated right-of-way, centerline of dirt road is property line);

Thence along centerline of Gene Allen Road for the following courses and distances:

N00°59'43"E for a distance of 246.27 feet to a point;

N06°01'18"W for a distance of 187.79 feet to a point;

N00°42'32"W for a distance of 95.44 feet to a point;

N02°18'27"W for a distance of 354.53 feet to a point;

N04°42'03"W for a distance of 201.85 feet to a point on the Land Lot Line common to Land Lots 77 & 78;

Thence leaving said centerline of Gene Allen Road, S89°52'59"E for a distance of 22.39 feet to a concrete monument found on the south edge of Georgia Power Transmission Line - Plant Scherer O'Hara;

Thence N89°33'07"E for a distance of 1919.63 feet to a 1/2" iron pin set with cap;

Thence S88°28'49"E for a distance of 790.00 feet to the Point of Beginning of said Overall Tract.

Said Henry County Tract contains 132.95 acres. Tract is comprised of Tax Parcels 010-01006000, 01001023000 & 010-01022000 (Henry).

#### LESS & EXCEPT TRACT

All that tract or parcel of land lying in Land Lot 84, District 3 of Henry county and being more specifically described as follows:

Commencing at a concrete right-of-way monument found on the west right-of-way of U.S. Highway 19 & 41 (public right-of-way varies);

Thence N89°18'14"W for a distance of 182.68 feet to a point on the centerline of Minter Drive (no dedicated right-of-way, apparent prescriptive right-of-way through subject property);

Thence continuing along said centerline for the following courses and distances: 147.60 feet along a curve to the right, having a radius of 1767.47 feet, delta angle of 4°47'05", chord bearing of N76°13'07"W and chord length of 147.56 feet to a point;  
N74°16'23"W for a distance of 189.91 feet to a point;  
N75°52'58"W for a distance of 127.08 feet to a point;  
N82°43'12"W for a distance of 94.34 feet to a point;

Thence leaving said centerline of Minter Drive, S02°00'29"E for a distance of 528.47 feet to a point and the True Point of Beginning;

Thence S02°00'29"E for a distance of 60.04 feet to a point on the southern line of said Land Lot 84 and being the county line between Spalding and Henry county;

Thence along said Land Lot Line & county line N89°57'44"W for a distance of 653.01 feet to an axle found;

Thence along said Land Lot Line & county line N89°57'44"W for a distance of 78.66 feet to an axle found;

Thence leaving said Land Lot Line & county line N01°04'10"W for a distance of 831.60 feet to a 1" open top pipe found on the south side of Minter Drive;

Thence along south side of Minter Drive for the following courses and distances: S48°07'52"E for a distance of 36.19 feet to a point; S44°49'03"E for a distance of 65.77 feet to a point on the west edge of existing pipeline easement;

Thence leaving said south side of Minter Drive, S11°50'08"E for a distance of 716.00 feet to a point;

Thence S89°57'44"E for a distance of 524.93 feet to the Point of Beginning of said Less & Except Tract.

Said Less & Except Tract contains 3.30 acres.





EST. 1872

# City of Hampton

City Hall  
17 East Main Street South  
PO Box 400  
Hampton, GA 30228

Phone: 770.946.4306  
Fax: 770.946.4356  
www.hamptonga.gov

**MAYOR**  
STEVE HUTCHISON

**MAYOR PRO-TEM**  
MARTY MEEKS

**CITY COUNCIL**  
STEPHANIE BODIE  
HENRY BYRD  
MARY ANN MITCHAM  
ERROL MITCHELL  
WILLIE TURNER

**CITY MANAGER**  
ALEX S. COHILAS

May 24, 2021

**VIA ELECTRONIC MAIL &  
CERTIFIED MAIL, RETURN RECEIPT REQUESTED**

The Honorable Carlotta Harrell, Chair  
Henry County Board of Commissioners  
140 Henry Parkway  
McDonough, Georgia 30253

Re: City of Hampton (Notice of Proposed Annexations)

Dear Chairwoman Harrell:

In accordance with O.C.G.A. § 36-36-6 and 36-36-23 and on behalf of the governing body of the City of Hampton (the "City"), Henry County is hereby notified that the City has accepted an application for annexation pursuant to the 100% method under O.C.G.A. § 36-36-20 et seq. The proposed annexations include several parcels with different owners: (1) Crystal K. McLean & Gordon H. Brown, (2) Gordon Brown, and (3) Gordon H. Brown & Susan Brown. The parcels will be considered as one body, regardless of the number of owners. See O.C.G.A § 36-36-21.

Attached hereto are the signed applications containing the complete descriptions of the several lands to be annexed.

**Properties to be Annexed (attached Exhibit A and Map A.1):**

Parcel ID No. 010-01006000 (86 Minter Drive)  
Parcel ID No. 010-01022000 (252 Minter Drive)  
Parcel ID No. 010-01023000 (86 Minter Drive)

**Zoning:**

All aforementioned properties are currently zoned RA (Residential-Agricultural). The applicants are requesting rezoning from RA to MU (Mixed Use District) upon annexation, which is consistent with the Henry County/Cities Joint Comprehensive Plan 2040 Update for the area.

**Services:**

Pursuant to O.C.G.A. § 36-36-8, no annexation shall invalidate any utility service agreement between a county and an annexing municipality in effect on July 1, 1992, except by mutual written consent. Accordingly, the City will provide notice to the Henry County Water Authority regarding the City's intent



Our mission is to deliver high quality, responsive and effective municipal services to those who live, work, do business and visit our community.

to provide water and sewer services to the proposed annexed parcels. All other services will be consistent with the services and utilities customarily provided to City of Hampton citizens.

**Method of all Annexations:**

**100% Method**

**County Response:**

As you are hereby notified of the City of Hampton's intent to annex and rezone the aforementioned properties, please respond accordingly.

If any further information is needed, please do not hesitate to contact me at the above number or address.

Sincerely,



**Alex S. Cohilas  
City Manager**

**Enclosures: Application and Map Exhibit**

**cc. L'Erin Wiggins, City Attorney**





**APPLICATION FOR ANNEXATION**  
 17 East Main Street South  
 P.O. Box 400  
 Hampton, GA 30228  
 Phone: 770-946-4306  
 Fax: 770-946-4356



Annexation Number: 132 Date: 5/21/2021  
 Received by: [Signature]

**TYPE OF ANNEXATION**

(Circle one of the methods below)

**60% Method:** Petitioners owning at least 60% of the property in the area to be annexed, and at least 60% of the voters in an area, may seek to have their property annexed into an adjacent city.

**100% Method:** Property owners of all the land in an area may seek to have their property annexed into an adjacent city by signing a petition.

Property Address: Minter Drive - Henry Tax Parcel 010-01022000

Is this property contiguous to the city limits?  Yes  No

**LAND USE AND ZONING**

County: Henry County Zoning Classification: RA  
 Present Land Use: Vacant/Undeveloped Requested Zoning Classification: MU (Mixed Use)

**PROPERTY OWNER**

Name: Gordon Brown  
 Mailing Address: 86 Minter Dr., Hampton, Georgia 30228  
 Telephone: 770-827-8687 Email: gordonhbrown53@gmail.com  
 Signature: [Signature] Date: 5/21/21

\*If this application is submitted pursuant to the 60% Method, please attach additional names, signatures, addresses, dates of signature, and elector/landowners information on a separate sheet.

**APPLICANT**

Name: General Holdings Unlimited, LLC  
 Mailing Address: P.O. Box 1796, Monroe, Georgia 30655  
 Telephone: 678-549-9969 Email: ralph@downey.pro  
 Signature: [Signature] Date: 5/21/2021

PLEASE DO NOT WRITE BELOW THIS LINE-OFFICE USE ONLY

Signature: [Signature] Date: 5/21/2021



City of Hampton 17 East Main Street South Hampton, GA 30228  
770-946-4306

### OWNER'S AUTHORIZATION

The undersigned below, or as attached, is the owner of the property that is the subject of this application. The undersigned does duly authorize the applicant named below to act as applicant in the pursuit of an annexation of the property.

Name: General Holdings Unlimited, LLC

Property Address: Minter Drive - Henry Tax Parcel 010-01022000

Telephone: 678-549-9969 Email: ralph@downey.pro

I swear that I am the owner of the property that is the subject matter of the attached application, as it is shown in the records of Henry County, Georgia.

Signature: *Ralph H. Downey* Date: 5/21/21

Personally appeared before me

*Melissa Brooks*

Who swears the information contained in this authorization is true and correct to the best of his/her knowledge and belief.

*Melissa Brooks*  
Notary Public

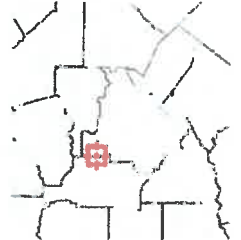
Date 5/21/21

## Brown Annexation Parcel

Parcel No. 010-01022000



### Overview



### Legend

- Parcels
- Roads

Parcel ID	010-01022000	Class	R	Owner	BROWN GORDON	Land Value:	\$84,400	Last 2 Sales			
Property	252 MINTER DR	Acreage	10	Address	H	Building	\$106,000	Date	Price	Reason	Qual
Address					86 MINTER DR	Value:	\$500	6/23/2014	\$70,000	OTHER	U
District	County/UnIncorp				HAMPTON GA	Misc Value:		12/3/2013	\$128,786	DUND	U
					30228	Total	\$190,900			POWR	
						Value:					

Parcel lines depicted on the maps do not reflect a true and exact representation of property boundaries and should not be relied upon for said purpose. Property boundary lines are depicted on recorded plats available at the Henry County Courthouse or can be determined by employing the services of a licensed surveyor.

Date created: 5/20/2021

Last Data Uploaded: 5/20/2021 2:32:30 AM

Developed by  Schneider  
GEOSPATIAL



**APPLICATION FOR ANNEXATION**  
 17 East Main Street South  
 P.O. Box 400  
 Hampton, GA 30228  
 Phone: 770-946-4306  
 Fax: 770-946-4356



Annexation Number: 700

Date: 5/21/2021

Received by: [Signature]

**TYPE OF ANNEXATION**

(Circle one of the methods below)

**60% Method:** Petitioners owning at least 60% of the property in the area to be annexed, and at least 60% of the voters in an area, may seek to have their property annexed into an adjacent city.

**100% Method:** Property owners of all the land in an area may seek to have their property annexed into an adjacent city by signing a petition.

Property Address: Minter Drive - Henry Tax Parcel 010-01006000

Is this property contiguous to the city limits?  Yes  No

**LAND USE AND ZONING**

County: Henry

County Zoning Classification: RA

Present Land Use: Residential/Vacant

Requested Zoning Classification: Mixed Use (MU)

**PROPERTY OWNER**

Name: Gordon Brown and Crystal McLean

Mailing Address: 86 Minter Dr., Hampton, Georgia 30228

Telephone: 770 355 9510

Email: MCL2061@aol.com

Signature: [Signature]

Date: 5-21-2021

Gordon H. Brown 770-827-8687

\*If this application is submitted pursuant to the 60% Method, please attach additional names, signatures, addresses, dates of signature, and elector/landowners information on a separate sheet.

**APPLICANT**

Name: General Holdings Unlimited, LLC

Mailing Address: P.O. Box 1796, Monroe, Georgia 30655

Telephone: 678-549-9969

Email: ralph@downey.pro

Signature: [Signature]

Date: 5-21-2021

Ralph Downey 770-827-8687

PLEASE DO NOT WRITE BELOW THIS LINE - OFFICE USE ONLY

Signature: [Signature] Date: 5/21/2021



**City of Hampton 17 East Main Street South Hampton, GA 30228  
770-946-4306**

**OWNER'S AUTHORIZATION**

The undersigned below, or as attached, is the owner of the property that is the subject of this application. The undersigned does duly authorize the applicant named below to act as applicant in the pursuit of an annexation of the property.

Name: General Holdings Unlimited, LLC

Property Address: Minter Drive - Henry Tax Parcel 010-01006000

Telephone: 678-549-9969

Email: ralph@downey.pro

I swear that I am the owner of the property that is the subject matter of the attached application, as it is shown in the records of Henry County, Georgia.

Signature: *Ronald H Brown* Date: 05/21/21

Personally appeared before me

Melissa Brooks

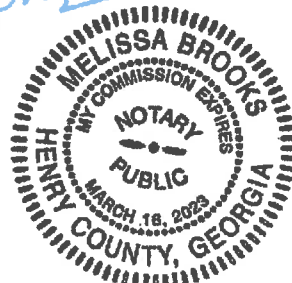
Who swears the information contained in this authorization is true and correct to the best of his/her knowledge and belief.

Melissa Brooks

Notary Public

Date

5/21/21





City of Hampton 17 East Main Street South Hampton, GA 30228  
770-946-4306

### OWNER'S AUTHORIZATION

The undersigned below, or as attached, is the owner of the property that is the subject of this application. The undersigned does duly authorize the applicant named below to act as applicant in the pursuit of an annexation of the property.

Name: General Holdings Unlimited, LLC

Property Address: Minter Drive - Henry Tax Parcel 010-01006000

Telephone: 678-549-9969

Email: ralph@downey.pro

I swear that I am the owner of the property that is the subject matter of the attached application, as it is shown in the records of Henry County, Georgia.

Signature: *Angela McLean*

Date: 5-21-2021

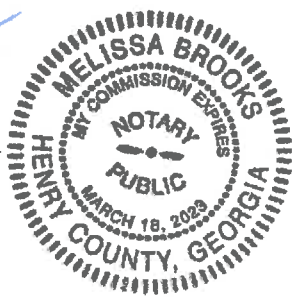
Personally appeared before me

Melissa Brooks

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Melissa Brooks  
Notary Public

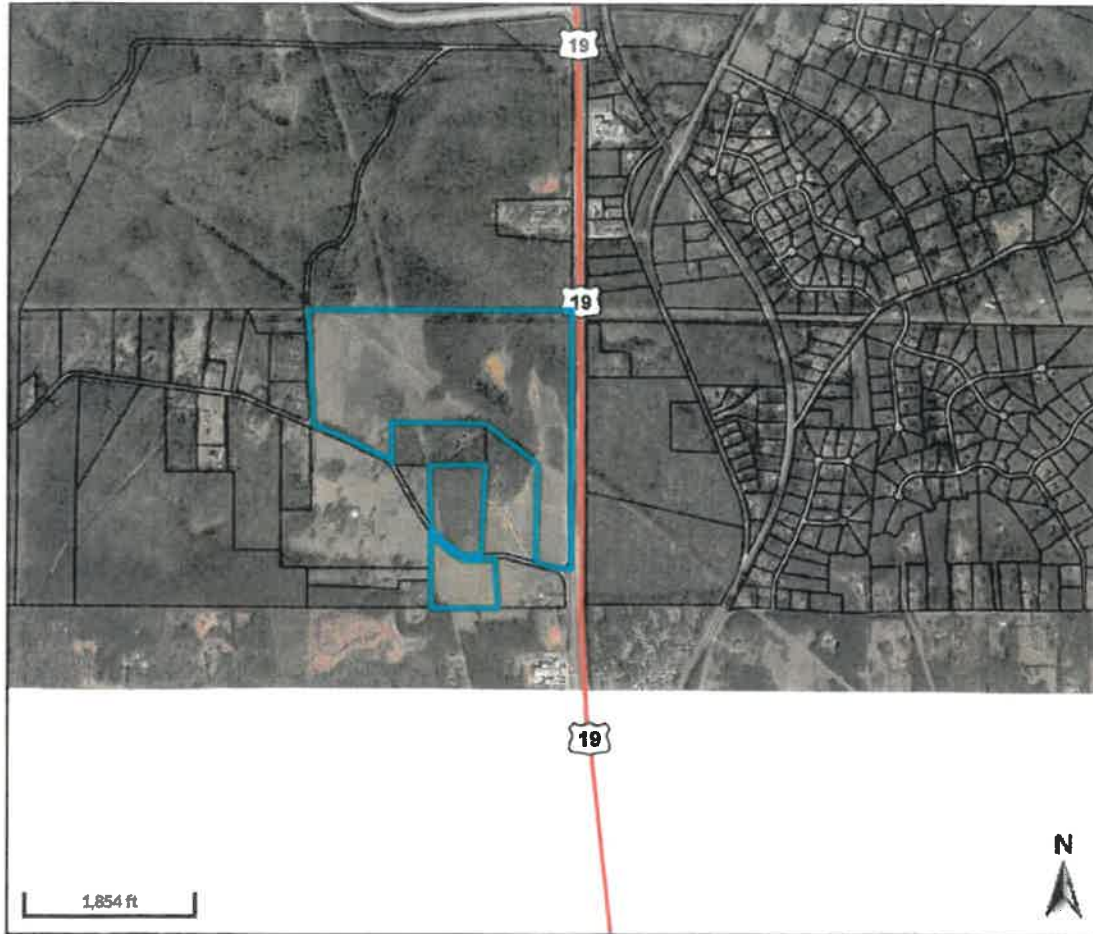
Date 5/21/21



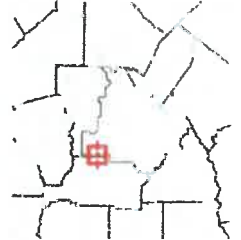


## Brown & Mclean Annexation Parcel

Parcel No. 010-01006000



### Overview



### Legend

- Parcels
- Roads

<b>Parcel ID</b>	010-01006000	<b>Class</b>	R	<b>Owner</b>	MCLEAN CRYSTAL K &	<b>Land Value:</b>	\$525,400				
<b>Property</b>		<b>Acreage</b>	109.21	<b>Address</b>	BROWN GORDON H	<b>Building Value:</b>	\$22,700	<b>Last 2 Sales</b>			
<b>Address</b>					86 MINTER DR	<b>Misc Value:</b>	\$0	<b>Date</b>	<b>Price</b>	<b>Reason</b>	<b>Qual</b>
<b>District</b>	County/UnIncorp				HAMPTON GA 30228	<b>Total Value:</b>	\$548,100	3/14/2014	\$0	DOF	U
								3/8/2001	\$0	n/a	U

Parcel lines depicted on the maps do not reflect a true and exact representation of property boundaries and should not be relied upon for said purpose. Property boundary lines are depicted on recorded plats available at the Henry County Courthouse or can be determined by employing the services of a licensed surveyor.

Date created: 5/20/2021

Last Data Uploaded: 5/20/2021 2:32:30 AM

Developed by  **Schneider**  
GEO SPATIAL



**APPLICATION FOR ANNEXATION**  
 17 East Main Street South  
 P.O. Box 400  
 Hampton, GA 30228  
 Phone: 770-946-4306  
 Fax: 770-946-4356



Annexation Number: \_\_\_\_\_ Date: 5/21/2021  
 Received by: [Signature]

**TYPE OF ANNEXATION**

(Circle one of the methods below)

**60% Method:** Petitioners owning at least 60% of the property in the area to be annexed, and at least 60% of the voters in an area, may seek to have their property annexed into an adjacent city.

**100% Method:** Property owners of all the land in an area may seek to have their property annexed into an adjacent city by signing a petition.

Property Address: Minter Drive - Henry Tax Parcel 010-01023000

Is this property contiguous to the city limits?  Yes  No

**LAND USE AND ZONING**

County: Henry County Zoning Classification: RA  
 Present Land Use: Residential/Vacant Requested Zoning Classification: MU (Mixed Use)

**PROPERTY OWNER**

Name: Gordon Brown and Susan Brown

Mailing Address: 86 Minter Dr., Hampton, Georgia 30228

Telephone: 770-821-8687

Email: gordon.h.brown53@gmail.com

Signature: [Signatures of Gordon and Susan Brown]

Date: 05/21/21

\*If this application is submitted pursuant to the 60% Method, please attach additional names, signatures, addresses, dates of signature, and elector/landowners information on a separate sheet.

**APPLICANT**

Name: General Holdings Unlimited, LLC

Mailing Address: P.O. Box 1796, Monroe, Georgia 30655

Telephone: 678-549-9969

Email: ralph@downey.pro

Signature: [Signature]

Date: 5/21/2021

PLEASE DO NOT WRITE BELOW THIS LINE-OFFICE USE ONLY

Signature: [Signature]

Date: 5/21/2021



City of Hampton 17 East Main Street South Hampton, GA 30228  
770-946-4306

### OWNER'S AUTHORIZATION

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Name: General Holdings Unlimited, LLC

Property Address: Minter Drive - Henry Tax Parcel 010-01023000

Telephone: 678-549-9969 Email: ralph@downey.pro

I swear that I am the owner of the property that is the subject matter of the attached application, as it is shown in the records of Henry County, Georgia.

Signature: *Ralph H. Brown* Date: 05/21/21

Personally appeared before me

Melissa Brooks

Who swears the information contained in this authorization is true and correct to the best of his/her knowledge and belief.

Melissa Brooks  
Notary Public

Date 5/21/21





City of Hampton 17 East Main Street South Hampton, GA 30228  
770-946-4306

**OWNER'S AUTHORIZATION**

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Property Address: Minter Drive - Henry Tax Parcel 010-01023000

Telephone: 678-549-9969 Email: ralph@downey.pro

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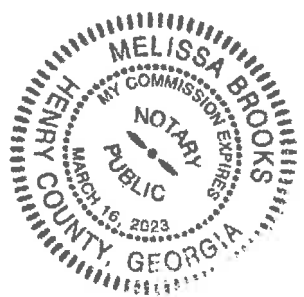
Signature: [Handwritten Signature] Date: 5-21-21

Personally appeared before me  
Melissa Brooks

Who swears the information contained in this authorization is true and correct to the best of his/her knowledge and belief.

[Handwritten Signature]  
Notary Public

Date 5/21/21



**Gordon and Susan Brown Annexation Parcel**  
Parcel No. 010-01023000



**Legend**  
 Parcels  
 Roads

<b>Parcel ID</b>	010-01023000	<b>Class</b>	A	<b>Owner</b>	BROWNGORDON H &	<b>Land Value:</b>	\$148,900								
<b>Property Address</b>	86 MINTER DR	<b>Acres</b>	14.46	<b>Address</b>	SUSAN 86 MINTER DR	<b>Building Value:</b>	\$186,900	<b>Last 2 Sales</b>							
<b>District</b>	County/UhIncorp				HAMPTON GA 30228	<b>Misc Value:</b>	\$2,400	<b>Date</b>	8/1/1978	<b>Price</b>	\$0	<b>Reason</b>	n/a	<b>Qual</b>	U
						<b>Total Value:</b>	\$338,200	<b>n/a</b>	<b>\$</b>	<b>n/a</b>	<b>n/a</b>	<b>n/a</b>	<b>n/a</b>		

Parcel lines depicted on the maps do not reflect a true and exact representation of property boundaries and should not be relied upon for said purpose. Property boundary lines are depicted on recorded plats available at the Henry County Courthouse or can be determined by employing the services of a licensed surveyor.

Date created: 5/20/2021  
Last Data Uploaded: 5/20/2021 2:32:30 AM

Developed by  **Schneider**  
GEOSPATIAL

**EXHIBIT MAP A.1**




**LEGEND**



City of Hampton City Limits



Boundary of Subject Properties

-  Parcel ID No. 010-01006000 (86 Minter Drive)
-  Parcel ID No. 010-01022000 (252 Minter Drive)
-  Parcel ID No. 010-01023000 (86 Minter Drive)



7016 1A30 0002 1504 4996

# U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®

McDonough GA 30253

Certified Mail Fee	\$3.60
Postage	\$0.95
<b>Total Postage and Fees</b>	<b>\$7.40</b>

Extra Services & Fees (check box, add fee in amount)

<input type="checkbox"/> Return Receipt (hardcopy)	\$1.10
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$1.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postmark Here  
MAY 24 2021  
05/24/2021  
HAMPDEN GEORGIA 30227-08

Service to: Carott Herrell, Henry Co. BOC

Street and Apt. No., P.O. Box No.: 170 Henry Parkway

City, State, ZIP+4®: McDonough GA 30253

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

10 Acres

010-01022000

Please return to:

File # 4034HSBC

Property address: 282 MINTER DRIVE, HAMPTON, GA 30228 ✓

EW: O'Kelley + Sorohan  
Duluth, Ga. 30097



Doc ID: 016821380004 Type: WD  
Recorded: 06/30/2014 at 04:02:40 PM  
Fee Amt: \$88.00 Page 1 of 4  
Transfer Tax: \$70.00  
Henry, GA Clerk of Superior Court  
Barbara Harrison Clerk of Court  
BK 13627 PG 22-25

PT-61 075-20 14 - 4338

STATE OF GEORGIA  
COUNTY OF Henry

SPECIAL WARRANTY DEED

THIS INDENTURE made this 23 day of June, 2014, between

HOUSEHOLD REALTY CORPORATION, ✓

as party or parties of the first part, hereinafter called Grantor, and

GORDON H BROWN, ✓

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 TEN DOLLARS (\$10.00) and other good and valuable consideration 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, the real property described in Exhibit "A" attached hereto and incorporated herein.

THIS CONVEYANCE is made subject to all zoning ordinances, easements and restrictions of record affecting said bargained premises.

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 covenants that it is seized and possessed of the said land and has a right to convey it, and warrants the title against the lawful claims of all persons claiming by, through, and under it, but not further otherwise.

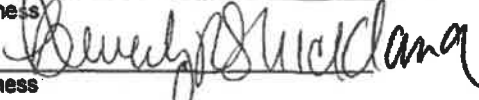


IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal this first day and year first above written.

Signed, sealed and delivered in the presence of:

**HOUSEHOLD REALTY CORPORATION**

  
\_\_\_\_\_  
Witness **Tami Flores**

  
\_\_\_\_\_  
Witness **Beverly R. Strickland**

\_\_\_\_\_  
Notary Public  
My commission expires

  
\_\_\_\_\_  
BY: **Christina M. Pankonin**  
Vice President and Asst. Secretary  
Administrative Services Division

  
\_\_\_\_\_  
BY: **Sandra F. Reissman**  
Vice President and Asst. Secretary  
Administrative Services Division

4034HSBC  
252 MINTER DRIVE

**EXHIBIT A**

**ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 84 OF THE THIRD LAND DISTRICT, HENRY COUNTY, GEORGIA, BEING MORE SPECIFICALLY DESCRIBED BY PLAT OF SURVEY ENTITLED 'PROPERTY SURVEY FOR ROSEMARY B. HUCKABY PREPARED BY CONKLE LANE AND ASSOC., REGISTERED LAND SURVEYOR FOR' AND DATED AUGUST 28, 1978, AND RECORDED IN PLAT BOOK 7, PAGE 116, IN THE OFFICE OF THE CLERK, HENRY SUPERIOR COURT AND WHICH SAID PLAT WITH METES AND BOUNDS AS SHOWN THEREON IS INCORPORATED HEREIN BY REFERENCE AS PART OF THIS DESCRIPTION. SAID TRACT CONTAINING TEN (10.0) ACRES IS BOUNDED ON THE EAST, NORTH, AND WEST BY OTHER LANDS OF GRANTOR HEREIN; ON THE SOUTHWEST BY MINTER ROAD; AND ON THE SOUTH BY LANDS OF HERMAN MINTER AND OTHER LANDS OF GRANTOR HEREIN.**

010-01006000



Doc ID: 018881580004 Type: E3TD  
Recorded: 09/20/2014 at 09:29:43 AM  
Fee Amt: \$16.00 Page 1 of 4  
Transfer Tax: \$0.00  
Henry, GA Clerk of Superior Court  
Barbara Harrison Clerk of Court  
BK 13508 PG 22-25

PT-61 075-2014 - 1635

GEORGIA,  
SPALDING COUNTY.

Return To: *JEN*  
Johnson, Owen & Bullard, LLP  
P.O. Drawer L  
Griffin, Ga. 30224

**EXECUTOR'S DEED OF ASSENT**

THIS INDENTURE, made and entered into, this the 12<sup>th</sup> day of March, 2014, between GORDON HAROLD BROWN, as Executor of the Estate of MARY FRANCES C. BROWN, deceased by virtue of the Letters granted by the Probate Court of Spalding County, Georgia on May 8, 2013, Party of the First Part, to CRYSTAL KEY MCLEAN of Spalding County, Georgia and GORDON HAROLD BROWN of Henry County, Georgia, Parties of the Second Part;

**WITNESSETH:**

THAT WHEREAS, MARY FRANCES C. BROWN died, a resident of Spalding County and Letters Testamentary were granted on May 8, 2013 by the Probate Court of Spalding County; and

x3

WHEREAS, GORDON HAROLD BROWN, qualified as Executor and took the oath of office of Executor of said Estate and he has served since that date as Executor of said Estate under and by virtue of the aforesaid Letters; and,

WHEREAS, the said decedent, MARY FRANCES C. BROWN, died vested and possessed of certain real property in Spalding County, Georgia, as hereinafter described; and

WHEREAS, the said GORDON HAROLD BROWN, as Executor, and heir at law of the decedent, MARY FRANCES C. BROWN, desires to make distribution of the hereinafter described real property to CRYSTAL KEY MCLEAN and GORDON HAROLD BROWN, under and by virtue of the terms of the Last Will and Testament of MARY FRANCES C. BROWN; and

**WHEREAS**, the undersigned Executor does hereby express his assent to the aforesaid devise of the real property hereinafter described, and the execution and delivery of the within instrument will evidence such assent by the aforesaid Executor and heirs at law, pursuant to the pertinent provisions of the Laws of Georgia, so as to pass title to the real property hereinafter described to the parties of the Second Part;

**NOW THEREFORE**, in order to consummate the purpose and intention of the Last Will and Testament of MARY FRANCES C. BROWN, and to pass title to the real property hereinafter described to the Party of the Second Part and in consideration of the power and authority conferred by the pertinent laws of Georgia and contained in said Letters, the Party of the First Part do hereby convey and deliver to the Party of the Second Part, specifically, the following real property, to wit:

All interest of Mary Frances Brown in the following property as described below, EXCEPT for the four (4) exceptions as shown following the description of said property, and shown as Exceptions (1), (2), (3), and (4):

A tract of land consisting of one hundred (100) acres, more or less, situated, lying and being the North part of Lot #84 of the 3<sup>rd</sup> Land District of Henry County, Georgia and said tract of land bounded now or formerly as follows: On the North by lands of Glenn Henderson and D. J. Arnold; on the East by lands of K.A. Barfield; on the South by lands of W. H. Brown and lands of H. L. Minter estate; and on the West by lands of H. L. Minter estate.

The above described land being the same land as described in deed, April 3<sup>rd</sup>, 1947, from R. H. Moore to Walter Huddleston of record in Deed Book 38, Page 243, Clerk's Office of Henry County, and being the same land as referred to as being "2" acres in deed from Jeffares L. Johnson to R. H. Moore of record in Deed Book 21, Page 327 of the Clerk's office of said County, and the same land as more particularly described in Plat of same as made by Talmon Pattillo October 24<sup>th</sup>, 1933 as showing 98.72 acres and 2 acres.

The above described land is also the same land as described in Warranty Deed, dated May 10, 1947 and recorded May 12, 1947, from Walter Huddleston to W. H. Brown of record in Deed Book 38, Page 248, Clerk's Office of said County.

**EXCEPTIONS TO THE ABOVE DESCRIBED PROPERTY:**

**EXCEPTION (1)** Warranty Deed, dated March 28, 1985 and recorded April 3, 1985, from W. H. Brown to Derrell A. Thomas and Patricia M. Thomas of record in Deed Book 624, Pages 232 and 233, Clerk's Office of Henry County, Georgia. Said property is described as: "All that Tract or Parcel of land lying in Land Lot 84 of the 3<sup>rd</sup> Land District of Henry County, Georgia, and being more particularly described as follows: BEGINNING at the corner formed by the intersection of the

West Line of Land Lot 84 with the centerline of Minter Drive, and running thence along said Land Lot line on a bearing of South 00 degrees 16 minutes 06 seconds West 505.00 feet to an iron pin at the North line of lands of Derrell A. Thomas; thence along said line on a bearing of North 88 degrees 23 minutes 20 seconds East 896.00 feet to the centerline of Minter Drive, thence Northwesterly along said centerline and following the curvature thereof 1026.49 feet to the point of beginning, containing 5.92 acres, as shown by Plat of Survey made for Derrell A. Thomas by Joe Rowan, Jr., Henry County Surveyor, Dated March 6, 1985. A copy of the above mentioned Plat of Survey is hereto attached, marked "Exhibit A", and made a part hereof, at the corner formed by the intersection of the West line".

**EXCEPTION (2):** Warranty Deed (Deed of Gift), dated September 6, 1978 and recorded in September 7, 1978, from W. H. Brown to Rosemary B. Huckaby of record in Deed Book 350, Page 73, Clerk's office of Henry County, Georgia. Said property is described as: "All that lot, tract or parcel of land lying and being in Land Lot 84 of the Third Land District of Henry County, Georgia, and being more specifically described by Plat of Survey entitled "Property Survey for Rosemary B. Huckaby" prepared by Conkle, Lane & Assoc., registered land surveyor, and dated August 29, 1978, and recorded in Plat Book 7, Page 116 in the office of the Clerk, Henry Superior Court and which said Plat with the metes and bounds as shown thereon is incorporated herein by reference as part of this description. Said tract containing (10.0) acres is bounded now or formerly on the East, North, and West by other lands of grantor herein; on the Southwest by Minter Road; and on the South by lands of Herman Minter and other lands of grantor herein."

**EXCEPTION (3):** Deed dated July 28, 1978 and recorded August 7, 1978, from W. H. Brown to Gordon H. Brown and Susan H. Brown of record in Deed Book 346, Page 234, Superior Court Clerk's office of Henry County, Georgia. Said property is described as: "All that lot, tract or parcel of land situate, lying and being in Land Lot 84 of the Third Land District of Henry County, Georgia and being more particularly shown and designated as "10.95 ACRES", on a Plat of Survey entitled "Property Survey for Gordon H. Brown & Susan H. Brown, prepared by Conkle, Lane & Associates, Registered Land Surveyor, dated July 10, 1978, a copy of which said Plat is recorded in Plat Book 7, Page 95, of the Superior Court records of Henry County, Georgia, and which said Plat, together with the metes, bounds, courses and distances shown thereon with respect to said property, is incorporated herein and made a part hereof as fully as if set out herein.

**EXCEPTION (4):** Deed dated February 16, 1998 and recorded March 23, 1998, from W. H. Brown to Gordon H. Brown and Susan H. Brown of record in Deed Book 2832, Page 308, Superior Court Clerk's office of Henry County, Georgia. Said property is described as: "All that lot, tract or parcel of land lying and being in Land Lot 84 of the Third Land District of Henry County, Georgia and being

more particularly shown and designated as "Tract "B", 3.51 ACRES", on a Plat of Survey entitled "Property Survey for Gordon H. Brown and Susan H. Brown, prepared by Conkle, Lane & Associates, Registered Land Surveyor, dated July 10, 1978 but revised on December 29, 1997, a copy of which said Plat is recorded in Plat Book 27, Page 65, of the Superior Court records of Henry County, Georgia, and which said Plat, together with the metes, bounds, courses and distances shown thereon with respect to said property, is incorporated herein and made a part hereof as fully as if set out herein."

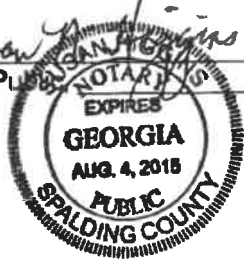
TO HAVE AND TO HOLD the above-described property, together with the rights, members and appurtenances thereunto belonging or in any wise appertaining to the proper use, benefit and behoof of the said Party of the Second Part, his heirs and assigns, forever in as full and ample a manner as the same was possessed or enjoyed by the said MARY FRANCES C. BROWN, deceased in her lifetime in fee simple.

IN WITNESS WHEREOF, the said Parties of the First Part has hereunto set his hand and seal, on the day and year first above written.

*Gordon Harold Brown, Executor*  
GORDON HAROLD BROWN, as Executor of  
Estate of MARY FRANCES C. BROWN,  
deceased

*Linda J. Hall*  
Witness

*Susan H. Brown*  
Notary Public, Spalding County, Ga.



010-01006000

BOOK 3842 PAGE 145

FILED & RECORDED  
CLERK, SUPERIOR COURT  
SPALDING COUNTY, GA

Real Estate Transfer Tax

Paid \$ 0  
Date 4-15-14  
PT - 61 126-2014-561

2014 APR 15 PM 3 53

*Marcia L. Norris*  
Clerk of Superior Court, Spalding Co., Ga.

BY JC  
MARCIA L. NORRIS, CLERK



Doc ID: 018881570003 Type: ESTD  
Recorded: 03/20/2014 at 09:35:05 AM  
Fee Amt: \$14.00 Page 1 of 3  
Transfer Tax: \$0.00  
Henry, GA Clerk of Superior Court  
Barbara Harrison Clerk of Court

BK 13508 PG 26-28

PT-61 075-2014 - 1632

GEORGIA,  
SPALDING COUNTY.

Return To:  
Johnston, Owen & Bullard, LLP  
P.O. Drawer L  
Griffin, Ga 30224

**EXECUTOR'S DEED OF ASSENT**

THIS INDENTURE, made and entered into, this the 12<sup>th</sup> day of March, 2014, between GORDON HAROLD BROWN, as Executor of the Estate of MARY FRANCES C. BROWN, deceased by virtue of the Letters granted by the Probate Court of Spalding County, Georgia on May 8, 2013, Party of the First Part, to CRYSTAL KEY MCLEAN of Spalding County, Georgia and GORDON HAROLD BROWN of Henry County, Georgia, Parties of the Second Part;

**WITNESSETH:**

THAT WHEREAS, MARY FRANCES C. BROWN died, a resident of Spalding County and Letters Testamentary were granted on May 8, 2013 by the Probate Court of Spalding County; and

WHEREAS, GORDON HAROLD BROWN, qualified as Executor and took the oath of office of Executor of said Estate and he has served since that date as Executor of said Estate under and by virtue of the aforesaid Letters; and,

WHEREAS, the said decedent, MARY FRANCES C. BROWN, died vested and possessed of certain real property in Spalding County, Georgia, as hereinafter described; and

+2

WHEREAS, the said GORDON HAROLD BROWN, as Executor, and heir at law of the decedent, MARY FRANCES C. BROWN, desires to make distribution of the hereinafter described real property to CRYSTAL KEY MCLEAN and GORDON HAROLD BROWN, under and by virtue of the terms of the Last Will and Testament of MARY FRANCES C. BROWN; and

WHEREAS, the undersigned Executor does hereby express his assent to the aforesaid devise of the real property hereinafter described, and the execution and delivery of the within instrument will evidence such assent by the aforesaid Executor and heirs at law, pursuant to the pertinent provisions of the Laws of Georgia, so as to pass title to the real property hereinafter described to the parties of the Second Part;

NOW THEREFORE, in order to consummate the purpose and intention of the Last Will and Testament of MARY FRANCES C. BROWN, and to pass title to the real property hereinafter described to the Party of the Second Part and in consideration of the power and authority conferred by the pertinent laws of Georgia and contained in said Letters, the Party of the First Part do hereby convey and deliver to the Party of the Second Part, specifically, the following real property, to wit:

All that tract or parcel of land situate, lying and being in the Third Land District of originally Henry County, now Spalding County, Georgia being twelve and ninety-five hundredths (12.95) acres, more or less, of the east half of Land Lot No. 85, and forty seven and ninety-four hundredths (47.94) acres in the southeast corner of Land Lot No. 84, lying and being in Henry County, which said tract of land is more specifically described as follows:

BEGINNING at a point on the original land lot line marked by an iron stake four hundred eighty-eight (488) feet south of an iron stake embedded in the center of the road, being a corner marker between the property of Estate of Dr. C. F. Griffith and property of K. A. Barfield, running west (South 89 degrees 20 minutes West) one thousand three hundred fifty four (1,354) feet to an iron stake, thence North (North no degrees 10 minutes West) four hundred seventeen (417) feet to an iron stake, thence west (South 89 degrees 20 minutes west) eighty (80) feet to an iron stake, thence north (North one degree and no minutes West) one thousand four hundred thirty seven (1,437) feet to an iron stake, thence East (North 89 degrees and 30 minutes East) one thousand four hundred forty-eight and six-tenths (1,448.6) feet, thence South (South no degrees 40 minutes East) one thousand eight hundred eighty (1,880) feet back to point of beginning.

The foregoing tract of land is bounded now or formerly as follows: North by property of R. H. Moore, east by property of K. A. Barfield and property of estate of C. F. Griffith, south by property of K. A. Barfield, and west by property of George Ogletree.

The foregoing tract of land containing sixty and eighty-nine hundredths (60.89) acres and is known as part of the old John C. Griffith place.

The Plat showing the survey of the foregoing tract of land is recorded in Plat Book 1, Page 71, of the records of Superior Court of Henry County, Georgia, and



reference to said Plat is hereby incorporated with and made a part of this description.

NOTE: Beginning at a point 225 feet north of the southeast corner of the foregoing described tract of land, marked by an irons take, running 105 feet north, thence 105 feet east, thence 105 feet south back to point of beginning is reserved for a Cemetery for the family of John C. Griffith.

This is the same property described in warranty deed from W. B. Slaughter to William T. Nail dated March 11, 1938, said deed being recorded in Book 30, Page 73, records of Clerk's office, Superior Court of Henry County, Georgia.

This is also the same property described in Warranty Deed from William T. Nail to W.H. Brown, dated November 18, 1942, said deed being recorded in Deed Book 97, Page 77, records of Clerk's Office, Superior Court of Spalding County, Georgia.

Located on said property is a single family dwelling known and designated as 4313 North Expressway, the old home place of the deceased Wilbur Harold Brown and Mary Frances C. Brown, now deceased.

TO HAVE AND TO HOLD the above-described property, together with the rights, members and appurtenances thereunto belonging or in any wise appertaining to the proper use, benefit and behoof of the said Party of the Second Part, his heirs and assigns, forever in as full and ample a manner as the same was possessed or enjoyed by the said MARY FRANCES C. BROWN, deceased in her lifetime in fee simple.

IN WITNESS WHEREOF, the said Parties of the First Part has hereunto set his hand and seal, on the day and year first above written.

*Gordon Harold Brown, Executor*

GORDON HAROLD BROWN, as Executor of Estate of MARY FRANCES C. BROWN, deceased

*Rinda J. Hall*

Witness

*R. Higgins*  
R. HIGGINS  
NOTARY PUBLIC  
EXPRESS  
GEORGIA  
AUG. 4, 2015  
PUBLIC  
SPALDING COUNTY  
Co. Ga.

out of 010-0100600

Record & Return to:  
A. Reid Turner, III  
P.O. Box 932  
Griffin, GA 30224

BR: 16191 PG: 308-309  
Filed and Recorded  
Dec-04-2018 02:10:38PM  
DOC#: D2018-032437  
Real Estate Transfer Tax \$0.00  
0752018010402  
BARBARA A. HARRISON  
CLERK OF SUPERIOR COURT Henry County GA.

**EXECUTOR'S DEED OF ASSENT**

STATE OF GEORGIA  
COUNTY OF SPALDING

WHEREAS, MARY FRANCES C. BROWN died a resident of Spalding County, Georgia, leaving a Will which has been probated in solemn form in said County at the regular term of the Court of Probate thereof; and

WHEREAS, under said Will the following described property was bequeathed unto CRYSTAL KEY McLEAN and GORDON HAROLD BROWN, to wit:

All that lot, tract or parcel of land described on Exhibit "A" attached hereto and made a part hereof.

WHEREAS, the undersigned duly qualified as Executor of the estate of the said MARY FRANCES C. BROWN and is now administering the estate under the terms of said Will; and it has been determined that all debts and claims against the estate have been fully paid.

NOW THEREFORE, the undersigned, as Executor of the Will of the said MARY FRANCES C. BROWN, hereby assents to the devise of said property under the terms of said Will, so that full fee-simple title thereto is vested in the said CRYSTAL KEY McLEAN and GORDON HAROLD BROWN as provided in said Will.

WITNESS my hand and seal, this the 29<sup>th</sup> day of November, 2018.

*Gordon Harold Brown* (Seal)  
GORDON HAROLD BROWN, Executor Aforesaid

Signed, sealed and delivered in the presence of:

Witness *[Signature]*

*Elizabeth Cumming*  
Notary Public

ELIZABETH CUMMING  
EXP. APRIL 13, 2020  
SPALDING COUNTY, GA

2018 DEC -3 PM 3:37  
RECEIVED IN OFFICE  
HENRY COUNTY  
CLERK OF SUPERIOR COURT

③

Exhibit "A"

All that tract or parcel of land situate, lying and being in the Third Land District of originally Henry County, now Spalding County, Georgia being twelve and ninety-five hundredths (12.95) acres, more or less, of the east half of Land Lot No. 85, and forty seven and ninety-four hundredths (47.94) acres in the southeast corner of Land Lot No. 84, lying and being in Henry County, which said tract of land is more specifically described as follows:

BEGINNING at a point on the original land lot line marked by an iron stake four hundred eighty-eight (488) feet south of an iron stake embedded in the center of the road, being a corner marker between the property of Estate of Dr. C. F. Griffith and property of K. A. Barfield, running west (South 89 degrees 20 minutes West) one thousand three hundred fifty four (1,354) feet to an iron stake, thence North (North no degrees 10 minutes West) four hundred seven and 4/10 (417) feet to an iron stake, thence west (South 89 degrees 20 minutes west) eighty (80) feet to an iron stake, thence north (North one degree and no minutes West) one thousand four hundred thirty seven (1,437) feet to an iron stake, thence East (North 89 degrees and 30 minutes East) one thousand four hundred forty-eight and six-tenths (1,448.6) feet, thence South (South no degrees 40 minutes East) one thousand eight hundred eighty (1,880) feet back to point of beginning.

The foregoing tract of land is bounded now or formerly as follows: North by property of R. H. Moore, east by property of K. A. Barfield and property of estate of C. F. Griffith, south by property of K. A. Barfield, and west by property of George Ogletree.

The foregoing tract of land containing sixty and eighty-nine hundredths (60.89) acres and is known as part of the old John C. Griffith place.

The Plat showing the survey of the foregoing tract of land is recorded in Plat Book 1, Page 71, of the records of Superior Court of Henry County, Georgia, and reference to said Plat is hereby incorporated with and made a part of this description.

**NOTE:** Beginning at a point 225 feet north of the southeast corner of the foregoing described tract of land, marked by an iron stake, running 105 feet north, thence 105 feet east, thence 105 feet south back to point of beginning is reserved for a Cemetery for the family of John C. Griffith.

This is the same property described in warranty deed from W. B. Slaughter to William T. Nail dated March 11, 1938, said deed being recorded in Book 30, Page 73, records of Clerk's office, Superior Court of Henry County, Georgia.

This is also the same property described in Warranty Deed from William T. Nail to W.H. Brown, dated November 18, 1942, said deed being recorded in Deed Book 97, Page 77, records of Clerk's Office, Superior Court of Spalding County, Georgia.

02832  
0308

BOOK 2832 PAGE 308

After recording, please forward to: Gordon & Susan Brown, 85 Winter Drive, Hampton, GA 30228

STATE OF GEORGIA HENRY County.

Taxes Demanded, Made this 16th day of February in the year of our Lord One Thousand, Nine Hundred and ninety-eight

M. H. BROWN of the County of SPALDING and State of GEORGIA of the first part, and GORDON H. BROWN and SUSAN H. BROWN of the County of Henry and State of GEORGIA, of the second part.

Witnesseth, That the said party of the first part, for and in consideration of the sum of LOVE AND AFFECTION in hand paid to 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 do es grant, bargain, sell and convey unto the said parties of the second part, their heirs and assigns, all that part

All that lot, tract or parcel of land lying and being in Land Lot 84 of the Third Land District of Henry County, Georgia and being more particularly shown and designated as "TRACT "B", 3.51 ACRES" on a Plat of Survey entitled "Property Survey for Gordon H. Brown & Susan H. Brown", prepared by Conkle, Lane & Associates, Registered Land Surveyor, dated July 10, 1978 but revised on December 29, 1997, a copy of which said plat is recorded in Plat Book 27, Page 65, of the Superior Court records of Henry County, Georgia, and which said Plat, together with the metes, bounds, courses and distances shown thereon with respect to said property, is incorporated herein and made a part hereof, as fully as if set out herein.

REC'D IN GA 2829  
DATE REC'D 3-18-98  
CLERK  
Mar 19 8 01 AM '98

HENRY COUNTY GEORGIA  
REAL ESTATE TRANSFER TAX  
PROS - 0 - Love Affection  
DATE 3-19-98  
Sara C. J. ...  
Clerk of Superior Court

FILED IN OFFICE  
CLERK OF SUPERIOR COURT  
HENRY COUNTY, GA.

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 Gordon H. Brown and Susan H. Brown the said party of the second part, their heirs 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 parties of the second part, their heirs and assigns, against the claims of all persons whomsoever. In Witness Whereof, the said party of the first part he s hereunto set HIS hand and seal, the day and year first above written.

Signed, sealed and delivered in the presence of  
William A. ...  
PUBLIC ...  
Tanner S. Davis, Notary  
for the Commission Expires  
October 14, 2001  
W. H. Brown (Seal.)  
H. BROWN (Seal.)

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