

001130

BOOK 1099 PAGE 324

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Russ F. Barnes  
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Americus, GA 31709  
File No. 8907N

PT-61 129-200-8-000336
SUMTER COUNTY, GEORGIA REAL ESTATE TRANSFER TAX
PAID \$ 0
DATE 3/26/08
<i>A. Marchbanks</i> DEPUTY CLERK OF SUPERIOR COURT

GEORGIA, SUMTER COUNTY FILED FOR RECORD ON
MARCH 26, 2008
TIME 3pm BOOK 1099 PG 324-326
RECORDED 3-26-08
<i>A. Marchbanks</i> DEPUTY CLERK OF SUPERIOR COURT

WARRANTY DEED

STATE OF GEORGIA

COUNTY OF SUMTER

THIS INDENTURE, made this 25<sup>th</sup> day of March in the Year of Our Lord Two Thousand Eight between **AMELIA PAT COHEN**, of the State of Georgia and County of Sumter of the first part, and **ARTHUR FERDINAND COHEN**, of the State of Georgia and County of Sumter of the second part.

**WITNESSETH:** That the said party of the first part, 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 of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the said party of the second part, his heirs and assigns all of the following described property, to wit:

~~TRACT 1:~~

**TRACT 1:**  
One certain store building and lot in the City of Americus, Sumter County, Georgia, situated on the north side of Lamar Street and being according to the numbering of said city No. 217 West Lamar Street (formerly numbered 311) and generally known as the Murphy Building, and being the building in which a. Cohen & Son has had their business for many years. Said building and lot is bounded now or formerly as follows: North by lands of Mrs. P. A. Jackson; South Lamar Street; East by land

formerly of Clark and Hooper and Mrs. E. J. Eldridge; and West by the lands now or formerly of Fort and Watson. Said lot being 29 feet, more or less, fronting on Lamar Street and extending back to the north 100 feet. This being the same property described in deed of conveyance from Mrs. L. B. Murphy to Aaron Cohen by deed dated July 9, 1901, appearing of record in Deed Book EE, pages 192-193, records of Sumter County, Georgia.

Subject

Along with that certain tract or parcel of land situate, lying and being in the City of Americus, Sumter County, Georgia, located to the rear and north of the building formerly occupied by A. Cohen & son as a clothing and shoe store, said building being formerly known as the Murphy Building and said tract of land being particularly described as follows: BEGINNING at the northwest corner of the "Murphy Building" and extending north along the west line of the property formerly of Mrs. Mattie M. Eldridge to a point on a straight line on the north side of the building formerly occupied by E. J. Eldridge as a drug store, also formerly occupied by Dr. F. S. Howell as a drug store; thence east along aid line a distance of 28 feet, more or less, thence south to the east line of the lot known as the Murphy lot a distance of 11 feet; thence west along the property of the Murphy Building a distance of 28 feet, more or less, to the point of beginning. This being the same property described in deed of conveyance from Mrs. Mattie M. Eldridge to F. L. Cohen, dated October 17, 1944, appearing of record in Deed Book 29, page 526, records of Sumter County, Georgia. Subject to a parking lot easement in favor of the Mayor and City Council of Americus.

Said parcel is identified as 217 West Lamar Street according to the present system of numbering in said City of Americus and is identified as tax map number 1-5-10 according to the Office of the Tax Assessor of Sumter County, Georgia.

~~TRACT 2:~~

ALL that certain tract of land, together with all improvements thereon, consisting of two brick store buildings situated on the north side of West Lamar Street in the City of Americus, Sumter County, Georgia, and known as 227 West Lamar Street and 229 West Lamar Street, more particularly described as follows: Beginning at a point on the inside sidewalk line on the north side of West Lamar Street a distance of 34.65 feet east of the northeast corner of the intersection of the inside sidewalk line of West Lamar Street and the inside sidewalk line of Cotton Avenue; thence run North 86 degrees 45 minutes east along the inside sidewalk line on the north side of West Lamar Street a distance of 56.35 feet to the center of a party wall dividing the building known as 227 West Lamar Street and the building formerly known as 225 West Lamar Street owned now or formerly by Mrs. Eva Pearlman; thence run North 2 degrees 25 minutes west along the center line of said party wall and continuing on beyond said party wall for a total distance of 127 feet to the southeast corner of the property of L. W. Brown; thence run south 86 degrees 45 minutes west along the property of L. W. Brown a distance of 29.65 feet to the property of Mrs. W. A. Rembert; thence run South 2 degrees 25 minutes east along the property of Mrs. W. A. Rembert a distance of 50 feet; thence run South 86 degrees 45 minutes west along the property of Mrs. W. A. Rembert which line runs along the north side of the rear wall of that property known as 229 West Lamar Street and that property known as 231 West Lamar Street occupied now or formerly by W. D. Bailey; thence run south 2 degrees 25 minutes east along the center line of said

party wall a distance of 77 feet to the inside sidewalk line on the north side of West Lamar Street and the point of beginning, all as shown on plat of survey prepared by J. W. C. Horne, Jr., Surveyor, dated December 31, 1957, and recorded in Plat Book 2, Page 21 of the records of Sumter County, Georgia.

This tract or parcel of land is identified as 221 West Lamar Street and 223 West Lamar Street according to the present system of numbering in said City of Americus and is identified as tax map number 1-5-8A according to the Office of the Tax Assessor of Sumter County, Georgia.

**These parcels are given subject to all easements, restrictions, rights of ways, and liens of record.**

**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 party of the second part, his heirs and assigns, forever, in Fee Simple.

**AND THE SAID** party of the first part, for her successors and assigns, will warrant and forever defend the right and title to the above described property, unto the said party of the second part, his heirs and assigns, against the claims of all persons whomsoever.

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

Signed, sealed and delivered  
in the presence of:

*Linda Whisenant*  
Unofficial Witness

*Cornelia Pat Cohen*  
AMELIA PAT COHEN

*Kathy Hardesty*  
Notary Public  
(NOTARIAL SEAL)



Recorded

3/26/08

*Jay Marshall*

Deputy Clerk