

TRACT D.

**14.6 acres located
on South Jeff Davis
Drive and Jimmie
Mayfield Boulevard,
Fayetteville, Fayette
County, Georgia**

Fayette County, GA

Summary

Parcel Number 0524 012
Location Address S JEFF DAVIS DR & JIMMIE MAY BLVD
Legal Description N/A
Class R4-Residential
 (Note: This is for tax purposes only. Not to be used for zoning.)
Tax District City of Fayetteville (District 02)
Millage Rate 0.00021
Acres 14.6
Homestead Exemption No (50)

[View Map](#)

Owner Information

BLACK LOYD HALL JR
 296 MORGAN MILL ROAD
 BROOKS, GA 30205

Assessment

Certified Year	2024
Class	R4
Land Value	\$430,040
Building Value	\$0
Total Value	\$430,040
Assessed Value	\$172,016

Prior Assessments

	2023 Certified	2022 Certified	2021 Certified	2020 Certified
LUC	100	100	100	100
Class	R4	R4	R4	R4
+ Land Value	\$367,260	\$320,180	\$288,790	\$288,790
+ Building Value	\$0	\$0	\$0	\$0
= Total Value	\$367,260	\$320,180	\$288,790	\$288,790
Assessed Value	\$146,904	\$128,072	\$115,516	\$115,516

Assessment Notices

[2024 Assessment Notice \(PDF\)](#)

[2023 Assessment Notice \(PDF\)](#)

Land

Description	Land Type	Land Code	Square Feet	Acres	Price
ROAD ACRES	A	RO1	635,976	14.6000	\$335,870

Total Acres:

14.6000

Total Land-Value:

\$335,870

"Conversion in process"

Sales

Sale Date	Sale Price	Instrument	Deed Book	Deed Page	Sales Validity	Owner	Previous Owner	Instrument Number	Recording
9/11/2001	\$0		1101	310	RELATIVE SALE	BLACK JR LOYD HALL	BLACK WILLIAM EDGAR		1101 310
9/7/2001	\$0		1701	303	RELATIVE SALE	BLACK WILLIAM EDGAR	BLACK JR LOYD HALL		1701 303

No data available for the following modules: Online Appeal, Residential Improvement Information, Additions, Interior/Exterior Information, Accessory Information, Other Features, Photos, Sketches.

Fayette County makes every effort to produce and publish the most current and accurate information possible. However, the maps and data are produced for information purposes only, and are NOT surveys nor legal records. No warranties, expressed or implied, are provided for the data and information herein, their use, or their interpretation.

[User Privacy Policy](#) | [GDPR Privacy Notice](#)
[Last Data Upload: 11/29/2024, 5:04:18 AM](#)

[Contact Us](#)

Developed by
 **SCHNEIDER**
GEO SPATIAL

Return to:
LH Black
296 Morgan Mill Rd.
Brooks, GA 30205

FILED & RECORDED
FAYETTE COUNTY, GA.

'01 SEP 11 PM 4 28

SHEILA STUDDARD, CLERK

BOOK 1701 PAGE 310

TRUSTEE'S DEED

STATE OF GEORGIA
COUNTY OF WHITFIELD

THIS Trustee's Deed, made the 7th day of September, in the year two thousand one, by
and between

**WILLIAM EDGAR BLACK
AS TRUSTEE OF THE LOYD HALL BLACK, JR. INTER VIVOS TRUST
AND AS TRUSTEE OF THE LOYD HALL BLACK, JR. LIVING TRUST**

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

LOYD HALL BLACK, JR.

an individual of the State of Georgia, as party or parties of the second part, hereinafter called the
Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns
where the context requires or permits)

WITNESSETH:


THAT the Grantor, acting under the power and authority of the aforesaid trusts and subject to the
terms of those certain Releases of Current and Future Distributions executed by Grantor and Grantee et al.
on or about the thirtieth day of July 1998, for and in consideration of fulfillment of the terms of those certain
Releases of Current and Future Distributions and for other good and valuable considerations, does hereby
grant, bargain, sell, convey and distribute unto the Grantee individually all of the interest of the Grantor as
Trustee in and to all those tracts or parcels of land lying and being in Land Lots 102, 103 and 122 of the Fifth
District of Fayette County, Georgia and being more particularly described in Exhibits "A" and "B" attached
hereto and incorporated herein by reference.

THIS conveyance is made subject to all conditions, restrictions, rights-of-way and easements of
record affecting the property hereby conveyed.

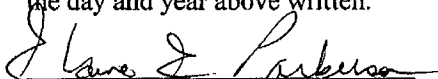
FAYETTE COUNTY, GEORGIA
REAL ESTATE TRANSFER TAX
PAID
DATE 9-11-01
Sheila Studdard
CLERK OF SUPERIOR COURT


TO HAVE AND TO HOLD said tracts or parcels of land unto the said Grantee, his heirs and assigns forever in fee simple, together with all rights, members and appurtenances thereunto belonging or in anywise appertaining, in as full and ample a manner as the same was held, possessed and enjoyed, or might have been held possessed and enjoyed, by the said Grantor.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written.

 (SEAL)
**WILLIAM EDGAR BLACK AS TRUSTEE OF
THE LOYD HALL BLACK, JR. INTER VIVOS
TRUST AND AS TRUSTEE OF THE LOYD HALL
BLACK, JR. LIVING TRUST**

Signed, sealed and delivered
in the presence of the undersigned
the day and year above written.


Unofficial Witness


Notary Public, Whitfield County, Georgia
My Commission Expires Aug. 18, 2004

(APPLY NOTARY SEAL HERE)

WD2001/3B/trustd11.doc/WEB>LHB

BOOK 1701 PAGE 311

EXHIBIT "A"

All those tracts or parcels of land lying and being in Land Lots 103 and 122 of the 5th District of Fayette County, Georgia and being more particularly described as follows:

Tract One

From the point of intersection of the southerly right of way of Johnson Avenue (at this point a forty (40') foot right of way) with the westerly right of way of Jeff Davis Drive (at this point a seventy (70') foot right of way) as these rights of way existed at April 29, 1988, run thence along the westerly right of way of Jeff Davis Drive in an arc to the left a distance of 835.55 feet (said arc having a chord distance of 824.81 feet and running South 30° 58' 33" East) to a point on the westerly right of way of said Jeff Davis Drive, which is sixty feet in width at said point; run thence along the westerly right of way of Jeff Davis Drive South 46° 55' 19" East a distance of 27.69 feet to an iron pin set, said iron pin being the Point of Beginning; and running thence from said Point of Beginning along the westerly right of way of Jeff Davis Drive South 46° 55' 19" East a distance of 964.71 feet to a one inch O.T. found; running thence South 19° 33' 13" West a distance of 771.10 feet to an iron pin set; running thence South 75° 32' 26" West a distance of 50.21 feet to an iron pin set; running thence South 03° 40' 04" West a distance of 304.00 feet to a #4 rebar found; running thence South 00° 22' 48" West a distance of 17.49 feet to an iron pin set; running thence South 87° 08' 37" West

a distance of 48.06 feet to an iron pin set on the easterly right of way of the Georgia Highway 92 Connector (Jimmy Mayfield Boulevard); running thence North 08° 34' 27" West a distance of 540.63 feet to a point on the easterly right of way of said Georgia Highway 92 Connector; running thence in an arc to the left along the easterly right of way of said Georgia Highway 92 Connector a distance of 565.47 feet (said arc having a chord distance of 564.60 feet on a bearing of North 14° 05' 04" West and a radius of 2939.79 feet) to a point; running thence along the easterly right of way of said Georgia Highway 92 Connector North 19° 35' 42" West a distance of 639.79 feet to an iron pin set; running thence North 70° 24' 18" East a distance of 103.00 feet to an iron pin set; and running thence from said iron pin set 5.47 feet to the Point of Beginning; AND

Tract Two

From the Point of Beginning of the above-described Tract One run along the westerly right of way of Jeff Davis Drive South 46° 55' 19" East a distance of 964.71 feet to a one inch O.T. found; run thence South 19° 33' 13" West a distance of 771.10 feet to an iron pin set; run thence South 75° 32' 26" West a distance of 50.21 feet to an iron pin set; run thence South 03° 40' 04" West a distance of 304.00 feet to a #4 rebar found; run thence South 00° 22' 48" West a distance of 17.49 feet to an iron pin set; run thence South 87° 08' 37" West a distance of 48.06 feet to an iron pin set

on the easterly right of way of the Georgia Highway 92 Connector (Jimmy Mayfield Boulevard); run thence South $87^{\circ} 08' 37''$ West a distance of 30.38 feet to a point; run thence North $14^{\circ} 38' 19''$ West a distance of 156.84 feet to a point; run thence North $88^{\circ} 07' 42''$ West a distance of 104.94 feet to an iron pin set on the westerly right of way of said Georgia Highway 92 Connector said iron pin being the Point of Beginning of Tract Two; and running thence North $88^{\circ} 07' 42''$ West a distance of 55.17 feet to a one-half inch O.T. found; running thence North $01^{\circ} 57' 27''$ West a distance of 455.41 feet to an iron pin set on the westerly right of way of said Georgia Highway 92 Connector; running thence along the westerly right of way of said Georgia Highway 92 Connector in an arc to the right a distance of 99.79 feet to a point (said arc having a chord distance of 99.78 feet on a bearing of South $09^{\circ} 35' 56''$ East and a radius of 2789.79 feet); running thence along the westerly right of way of said Georgia Highway 92 Connector South $08^{\circ} 34' 27''$ East a distance of 362.61 feet to the Point of Beginning of Tract Two.

Tract One and Tract Two are described on that certain plat of survey prepared by 2020 Surveying Company for 3B/The Black Group dated March 15, 1988, and amended April 29, 1988 and August 24, 1990, which plat of survey is incorporated herein by reference.

WD2001/3B/legaldes.saw/jimmymayfieldblvd.

EXHIBIT "B"

All those tracts or parcels of land lying and being in Land Lots 102 and 103 of the 5th District of Fayette County, Georgia and being more particularly described as follows:

Tract One

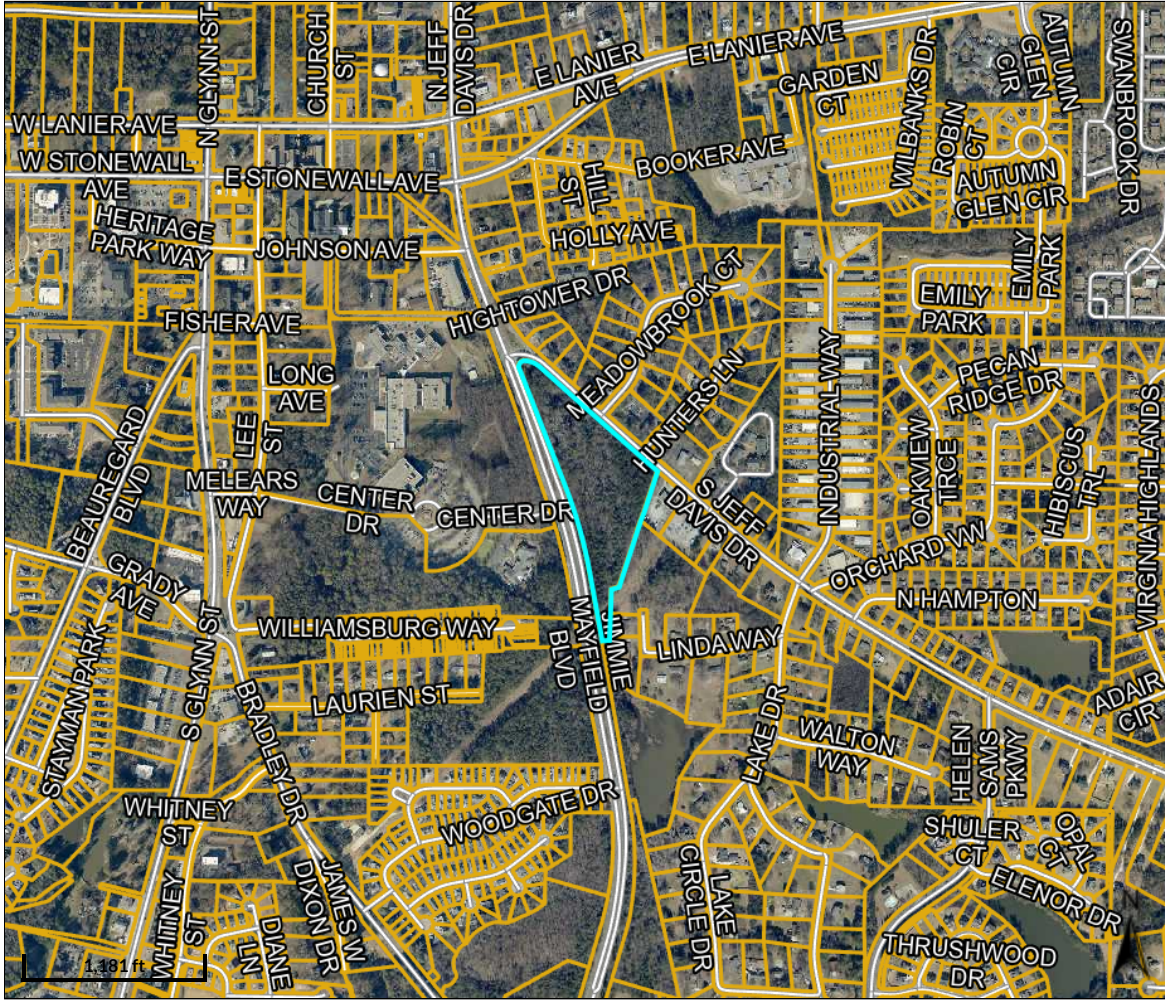
Beginning at an iron pin found on the land lot line separating Land Lots 102 and 103 of said 5th District a distance of 199.00 feet northerly from the point of intersection of Land Lots 102, 103, 91, and 90 and from said Point of Beginning running North 88° 37' 56" West a distance of 236.00 feet to an iron pin found; running thence North 01° 54' 22" East a distance of 417.80 feet to an iron pin set; running thence South 87° 50' 30" East a distance of 478.23 feet to a one inch pipe found; running thence North 02° 45' 57" East a distance of 304.67 feet to an axle found; running thence North 87° 08' 37" East a distance of 578.30 feet to an iron pin set on the westerly right of way of Georgia Highway 92 Connector; running thence along the westerly right of way of said Georgia Highway 92 Connector South 08° 34' 27" East a distance of 769.92 feet to an iron pin set; running thence North 88° 37' 56" West a distance of 963.20 feet to the Point of Beginning; AND

Tract Two

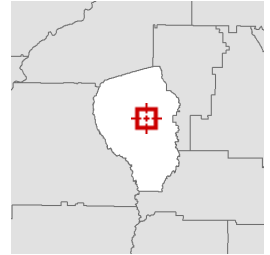
From the Point of Beginning of the above-described Tract One run South 88° 37' 56" East a distance of 963.20 feet to an iron pin set; run thence along the westerly right of way of said Georgia Highway 92 Connector North 08° 34' 27" West a distance of 769.92 feet to an iron pin set; run thence North 87° 08' 37" East a distance of 150.75 feet to an iron pin set, said iron pin being the Point of Beginning of Tract Two; and running thence North 87° 08' 37" East a distance of 48.07 feet to an iron pin set; running thence South 00° 22' 48" West a distance of 134.25 feet to an iron pin found; running thence South 10° 34' 38" East a distance of 52.77 feet to an iron pin set; running thence South 80° 41' 48" West a distance of 28.78 feet to an iron pin set; running thence North 08° 34' 27" West a distance of 190.50 feet to the Point of Beginning.

Tract One and Tract Two are described on that certain plat of survey prepared by 2020 Surveying Company for 3B/The Black Group dated March 15, 1988, and amended April 27, 1988 and August 24, 1990, which plat of survey is incorporated herein by reference.

WD2001/3B/legalde1.sub/jinmymayfieldb1vd.



Overview



Legend

- Parcels
- Roads

Parcel ID	0524 012	Alternate ID	n/a	Owner Address	BLACK LOYD HALL JR
Sec/Twp/Rng	--	Class	R4		296 MORGAN MILL ROAD
Property Address	S JEFF DAVIS DR & JIMMIE MAYFIELD BLVD		Acreage	14.6	BROOKS, GA 30205
District	02				
Brief Tax Description	n/a				

(Note: Not to be used on legal documents)

Date created: 12/17/2024

Last Data Uploaded: 12/17/2024 5:42:28 AM