

eFiled & eRecorded
DATE: 8/19/2019
TIME: 9:36 AM
DEED BOOK: 00919
PAGE: 00065 - 00066
RECORDING FEES: \$12.00
TRANSFER TAX: \$40.00
PARTICIPANT ID: 1475712943
CLERK: Kyemeshia T. Gibson
Meriwether County County, GA
PT61: 099-2019-000816

Please return to :
Thomas R. Morgan, Jr.
P.O.Box 281
Woodbury, Georgia 30293
(706) 553-2597

Warranty Deed

STATE OF GEORGIA,
COUNTY OF MERIWETHER

THIS INDENTURE made this 7th day of May, in the Year of Our Lord, Two Thousand and Nineteen (2019),
Between
JANE ANN LEE, a/k/a Jan Lee, as grantor, as party of the first part,
and:
CARL BAILEY and ANNETTE MARIE BAILEY, joint tenants as grantees and as party of the second part;

WITNESSETH: That the said party of the first part, for and in consideration of the sum of: Forty-Thousand Dollars. (\$40,000), and other good and valuable consideration, at and before the sealing and delivery of these presents, the receipt in kind of which is hereby acknowledged, have granted, bargained, sold and conveyed, and by these presents do grant, bargain, sell, alien and convey unto the said party of the second part, to their heirs and assigns, the following described property:

(SEE EXHIBIT "A" attached and incorporated herein)

This property is also known in the Meriwether Tax Assessors office as Map
PIN: WS05-021-001 and located within the City of Warm Springs, Georgia.

(The preparer of this instrument does not guarantee covenant of title hereof)

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members, 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 and to the heirs and assigns thereof, forever, in **FEE SIMPLE**.

AND THE SAID party of the first part, and her heirs, assigns, executors and administrators thereof, shall warrant and forever defend the right and title to the above described property, unto the said party of the second part, as hereinabove provided, against the claims of all persons whomever.

IN WITNESS WHEREOF, the said party of the first part have hereunto set hand and seal thereof the day and year above written:

* Jane Ann Lee (LS)
JANE ANN LEE, a/k/a Jan Lee Grantor

Having signed, sealed, and delivered in presence of:

Betty Davis
(Witness)

Thomas R. Morgan, Jr.
(Notary Public) Thomas R. Morgan, Jr.
Attorney / Notary
Pike County, Georgia
Notary Expires 12/31

EXHIBIT "A"

Note: This property is currently, or formerly operated, as Paradise Grill, is located on Broad Street, Warm Springs, Georgia (City of Warm Springs, Meriwether County).

ALL THAT TRACT or parcel of land situate, together with its improvements and fixtures thereon, lying and being in Land Lot 152 of the Second Land District of Meriwether County, Georgia, and being within the corporate limits of the City of Warm Springs, Meriwether County, Georgia, containing 2,806 square feet, a division (i.e. split along a covered pedestrian walkway) from the parent tract as previously conveyed to said grantor.

This particular division of property and its improvements thereon are more particularly described on a Plat of Survey prepared for "JANE ANN LEE", found recorded in Plat Book 24 Page 472, recorded 3/27/2019, by surveyor Phillip C. Flynn, Jr., RLS #2622, Meriwether County Superior Court deed records. Said plat is hereby referenced and incorporated herein for the description of the portion identified as the "AREA = 0.0640 AC 2,806 SF" as the portion as shown divided from that larger tract as shown on said plat. This divided portion contains a pedestrian easement reference in Deed Book 857, Page 202, running with the land.

Grantor herein reserves the right to use such portion of the rear of the property conveyed herein to gain access to grantor's building, i.e. wood steps and walkway, for patrons, delivery personnel and others as may need to traverse this portion as a necessary and temporary encroachment on Grantees portion of this divided walkway floor deck of the property. This portion is more accurately described and identified as that "Proposed 6' Pedestrian Easement" on said plat.

NOTE: A previous plat of survey can be found at Plat Book 22, Page 15, in the records of the Clerk of Superior Court of Meriwether County, Georgia, upon which this division is based, and is referenced in Deed Book 647, Page 74, in a conveyance containing this same portion and easement.

Also conveyed with this instrument is the right to use the division walkway and floor deck situated between the West side and East side of this property, i.e. on the west side of grantor's portion of property, to be treated as a party wall for both owners to enjoy and secure as necessary for their businesses. And, the grantor herein reserve the right to use such portion of the rear of the property conveyed herein to gain access to the portion of the building belonging with the grantor, for customers, delivery personnel and others, through the wood steps shown as an encroachment on the portion of the property of grantees herein.

This property is a split from that larger tract identified by the Meriwether County Tax Assessor's office as Map PIN: WS05-021-001.

eFiled & eRecorded
DATE: 8/19/2019
TIME: 10:42 AM
DEED BOOK: 00919
PAGE: 00138
RECORDING FEES: \$12.00
PARTICIPANT ID: 1475712943
CLERK: Kyemeshia T. Gibson
Meriwether County, GA
Cross-References: 1

Please return to :
Carl and Annette Bailey
P.O.Box 4
Geneva, GA 31810

STIPULATION OF PURCHASE OPTION RIGHT OF FIRST REFUSAL

For AND IN CONSIDERATION of Ten Dollars, and other valuable consideration and mutual benefits, by signature indicate the receipt of such consideration, therefore, the below undersigned parties have entered into the following stipulation concerning the described property:

ALL THAT REST AND REMAINDER of that property belonging to the below grantor, i.e. Jane Ann Lee, as described in a Plat of Survey, entitled "Plat for Jane Lee", i.e. "Premises", as found in Plat Book 24, Page 472, recorded March 27th, 2019, in the Clerk of Superior Court deed records, Meriwether County Superior Court, Greenville, Georgia, incorporated by reference here, according to the following conditions and provisions shall control and prevail:

(a) By Signature below of the parties, they each acknowledge that the above premises may be sold to anyone at a private or public sale by the undersigned grantor for any price at any time, however, the below undersigned grantee shall have exclusive right to be notified by certified mailing to their address shown below, unless this agreement is expressly modified by both parties as to such address, that the grantee shall have the right of first refusal of such contract amount offered by the grantor for sale of the premises.

(b) After such notice of sale by the above terms, then the undersigned grantee shall have 20 days from which to exercise their right to purchase the premises at that sales price offered by the undersigned grantor.

(c) The undersigned grantee's assigns, heirs, executors, administrators, nor anyone else, shall have this option to purchase according to the above terms.

(d) The undersigned parties may modify the terms and conditions of this agreement only in writing by them and agreed upon by them.

(e) The undersigned parties may not assign their rights and duties under this agreement unless by express permission by all of the undersigned parties.

(f) The above terms and conditions of this agreement by the undersigned parties shall be abrogated by death, marriage, or divorce of / by any one of the parties.

IN WITNESS WHEREOF, the said party of the first part have hereunto set hand and seal thereof the day and year above written:

Jane Ann Lee /s/
Jane Ann Lee, grantor

Annette Marie Bailey /s/
Annette Marie Bailey, grantee
Carl Bailey /s/
Carl Bailey, grantee

Each having signed, sealed, and delivered in presence of:

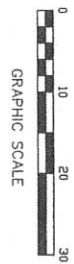
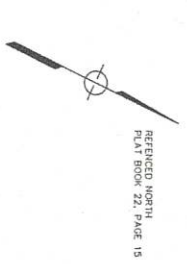
Thomas R. Morgan, Jr.
(Notary Public) Attorney / Notary
Pike County, Georgia
Notary Expires 10/8/21

Address for notice to be sent:
Carl or Annette Bailey
7101 Geneva Hwy P.O.Box 4
Geneva, Georgia 31810

Map & parcel # WSOS 021 002

Filed & recorded
 DATE: 3/27/2019
 TIME: 11:11 AM
 PLAT BOOK: 00024
 PAGE: 0042
 RECORDED FEE: 8.00
 PARTICIPANT ID: 347512943
 CURR: HYDEMAN COUNTY, GA
 MEMBER: HYDEMAN COUNTY, GA

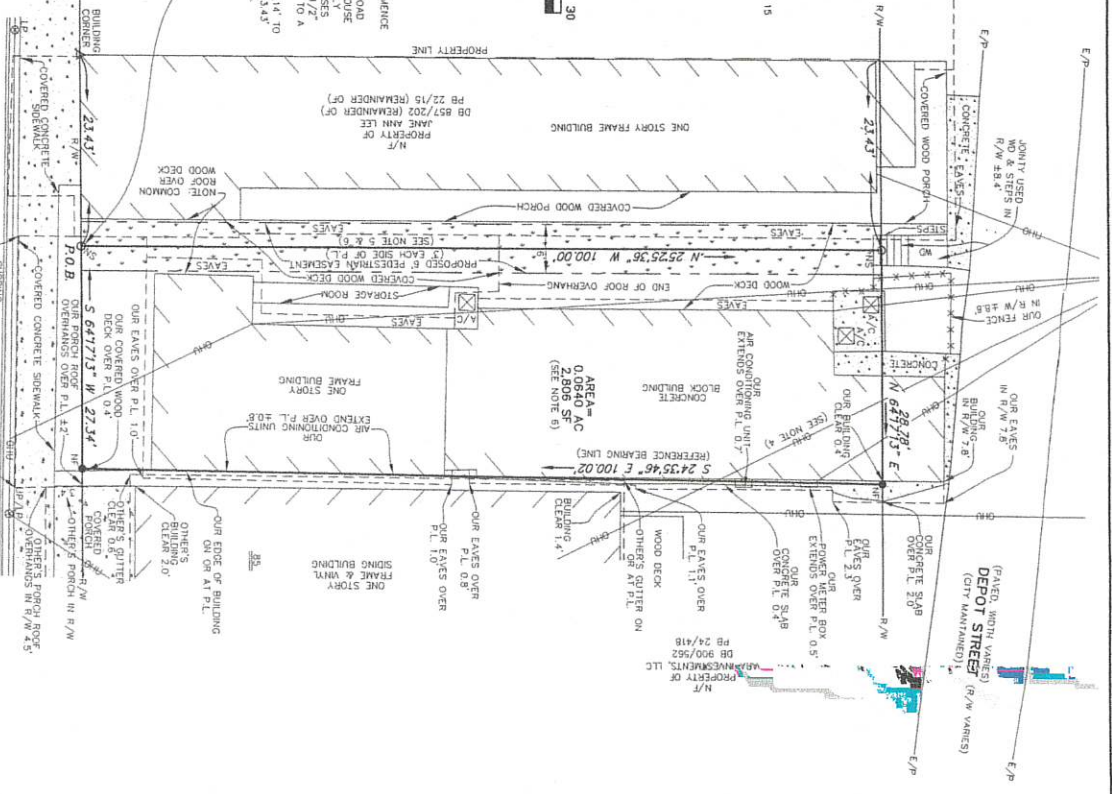
THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT



TO ARRIVE AT THE POINT OF BEGINNING COMMENCEMENT OF THE SURVEY...
 INTERSECTION OF THE NORTHERLY R/W OF BROAD STREET WITH THE EASTERLY R/W OF WHITE HOUSE PARKWAY...
 REAR FOUND: HENCE S 89°50'58" E 76.74' TO A POINT; HENCE N 64°22'08" E 332.00' TO 105.14' TO A BUILDING CORNER; HENCE N 64°17'13" E 23.43' TO A WALL SET AND THE POINT OF BEGINNING.

- LEGEND**
- CONCRETE MONUMENT FOUND
 - IRON PIN FOUND
 - WOOD STAKE
 - WOOD NAIL
 - LENGTH OF CURVE
 - OVERHEAD UTILITIES
 - UTILITY POLE
 - UTILITY POLE
 - RIGHT OF WAY (UNLAWFUL)
 - PROPERTY LINE
 - LAND LOT
 - AGORES FEET
 - CENTRIEMLE
 - POINT OF BEGINNING
 - DEEP BOOK/PAGE NUMBER
 - WOOD DECK
 - NAIL FOUND
 - AIR CONDITIONER
 - EDGE OF PAVEMENT
 - PROPOSED PEDESTRIAN EASEMENT AREA

JOB NO. 2-4541



AUTHORIZED:
 JANE ANN LEE

REFERENCES:
 DEED BOOK 857 PAGE 202 (PART OF)
 PLAT BOOK 22, PAGE 15 (PART OF)

DATE	BY	TITLE	STATUS
2-4541	JANE ANN LEE	PLAT	FILED

DIVISION FROM A TRACT TRACTOR:
 JANE ANN LEE

LAND LOTS(15)-152
 WARD SPURNS MERIWETHER COUNTY,
 GEORGIA

CAMP & ASSOCIATES LAND SURVEYING, INC.
 501 SOUTH GREENWOOD
 LAWRENCE, GEORGIA 30240
 PHONE: 706-584-6556
 WWW.CAMPANDASSOCIATES.COM

NOT A VALID OR RECORDED PLAT OR MAP UNLESS SIGNED AND SEALED WITH ORIGINAL SIGNATURE OF SURVEYOR

SURVEYOR'S CERTIFICATION

The property hereon has completely within a jurisdiction which does not...
 DATE: 3-14-19
 MINDY G. FLINDR, SR. GA. REG. #2022

GENERAL NOTES:
 1. ALL IRON PINS FOUND OR PLACED ARE 1/2" REBARS UNLESS NOTED OTHERWISE.
 2. ALL MATTERS OF TITLE ARE SUBJECT TO THE PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHTS...
 3. EXISTING AS SHOWN ON THE PLAT...
 4. THIS PLAT IS SUBJECT TO ALL ENCUMBRANCES, EASEMENTS OR THE RIGHTS OF OTHERS...
 5. THE SUBJECT PROPERTY & PROPOSED PEDESTRIAN EASEMENT ARE A PORTION OF THE PROPERTY SHOWN IN PLAT BOOK 22, PAGE 15.