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Deed Book 41874 Pg 54
Filed and Recorded Feb-01-2006 01:28pm
~~2006-0035341~~
Real Estate Transfer Tax \$0.00
Juanita Hicks
Clerk of Superior Court
Fulton County, Georgia

CORRECTIVE QUITCLAIM DEED

STATE OF GEORGIA
COUNTY OF FULTON

THIS INDENTURE, made the 30th day of January, 2006,
by and between

NELL BUTLER LEE a/k/a NELL LEE

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

**RAIFORD JAMES BUTLER and BARBARA BUTLER, As Joint Tenants
With Rights of Survivorship and not as Tenants in Common**

party or parties of the second part, hereinafter called Grantee, the words "Grantor" and Grantee" to include the neuter, masculine and feminine genders, the singular and the plural;

W I T N E S S E T H:

FOR AND IN CONSIDERATION of the sum of One Dollar and other good and valuable consideration delivered to Grantor by Grantee at and before the execution, sealing and delivery hereof, the receipt and sufficiency of which is hereby acknowledged, the Grantor has and hereby does remise, release, convey and forever quitclaim unto Grantee and the heirs, legal representatives, successors and assigns, all the right, title, interest, claim or demand which the said Grantor has or may have had in and to

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 167 of the 7th District of formerly Campbell, now Fulton County, Georgia, being a part of the westerly half of Lot 8 of the Joe M. Chafin subdivision according to plat recorded in Plat Book 28, Page 30, Fulton County records, more particularly described as follows:

BEGINNING at an iron pin on the Northwestern side of the Roosevelt Highway Seventeen Hundred Ninety-Eight and Seven-tenths (1798.7) feet Southwesterly from Rivers Road; said point of beginning being located at the Southwest corner of property belonging to Raiford Butler; thence Southwesterly along the Northwestern side of the Roosevelt Highway Fifty (50) feet to an iron pin at the Southeast corner of Lot 7 of said subdivision; thence Northwesterly along the east line of Lot 7 of said subdivision Three Hundred (300) feet to a point; thence northeasterly Fifty (50) feet to a point; thence Southeasterly along the westerly line of Raiford Butler property Three Hundred (300) feet to an iron pin on the Northwestern side of the Roosevelt Highway at the POINT OF BEGINNING.

Also conveyed:

ALL THAT TRACT OF PARCEL OF LAND lying and being in Land Lot 167 of the 7th District of Fulton County, Georgia, being Lot 9 and Northeasterly half of Lot 8 of the subdivision of the property of Joe M. Chafin according to plat recorded in Plat Book 28, Page 30, Fulton County records, and more particularly described as follows:

DB

BEGINNING at a point on the Northwesterly side of Roosevelt Highway 1648.7 feet southwesterly from the intersection of the Northwesterly side of Roosevelt Highway and the Southwesterly side of Rivers Road and running thence Southwesterly along the northwesterly side of Roosevelt Highway 150 feet; thence northwesterly 595 feet; thence northeasterly 150 feet; thence Southeasterly 595 feet to the northwesterly side of Roosevelt Highway and the POINT OF BEGINNING, being improved property with a six room house and garage apartment thereon.

with all the rights, members and appurtenances to the said described premises in anyway appertaining or belonging.

Being the same property as conveyed by Quitclaim Deed dated September 7, 2005, recorded in Deed Book 40871, Page 1, Fulton County, Georgia records.

THIS DEED IS GIVEN FOR THE SOLE PURPOSE OF CORRECTING THE LEGAL DESCRIPTION (CALLS) IN THE SECOND PARCEL OF LAND IDENTIFIED ABOVE.

TO HAVE AND TO HOLD said tract or parcel of land in order that neither the Grantor nor any person claiming under Grantor shall at any time, by any means or ways, have, claim or demand any right or title to said land or any of the rights, members and appurtenances thereof.

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

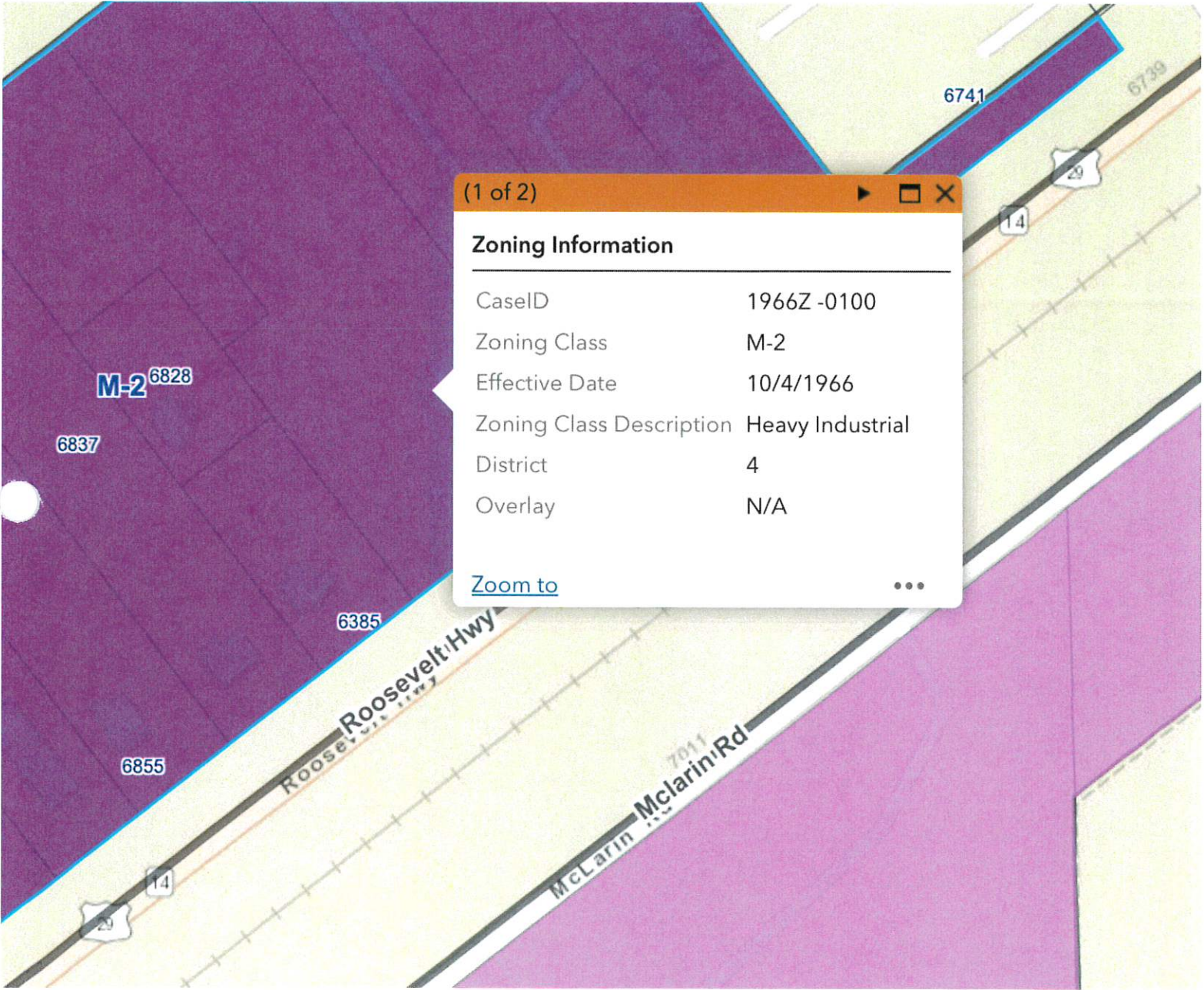
Signed, sealed and delivered in the presence of:

Donald J. Powell
WITNESS

Carolyn G. Gatch
NOTARY PUBLIC

Nell Butler Lee (SEAL)
Nell Butler Lee





(1 of 2) ▶ □ ✕

Zoning Information

CaseID	1966Z -0100
Zoning Class	M-2
Effective Date	10/4/1966
Zoning Class Description	Heavy Industrial
District	4
Overlay	N/A

[Zoom to](#) ⋮

10.3 M-2 - Heavy Industrial District

10.3.1. M-2 District scope and intent. Regulations in this section are the M-2 District regulations. Article XIX should be consulted to determine uses and minimum standards for uses allowed by administrative permits or use permits. the M-2 District is intended to provide locations for a full range of manufacturing, processing, extraction, terminal and warehousing uses, and closely related uses.

10.3.2. Use regulations. Within the M-2 District, land and structures shall be used in accordance with standards herein. Any industrial use not specifically designated as prohibited or allowed with approval of a Use Permit shall be permitted. (Amended 04/04/07)

Structures and land shall be used for manufacturing, fabricating, processing, distributing, research, office associated with industrial use, extraction, terminal and warehousing and similar uses except as enumerated below or in Article XIX. (Amended 04/07/93, 04/04/07)

A. *Prohibited use.* Uses listed below are prohibited unless specifically approved by the Board of Commissioners in a rezoning resolution.

1. Blast furnace
2. Bone distillation
3. Dwelling
4. Explosives storage
5. Fat rendering
6. Incinerator
7. Manufacturing of:
 - Acid
 - Cement
 - Explosives
 - Fertilizer
 - Glue
 - Gypsum board
 - Oil
 - Paper
 - Paper pulp
 - Petroleum products

Plaster of paris

8. Slaughter house
9. Smelting
10. Stockyard
11. Truck stop (Added 05/05/10)

B. *Accessory uses.* Structures and land may be used for uses customarily incidental to any permitted use.

(Amd. No. 10-0497, 5-5-10)

10.3.3. Development standards.

- A. *Height regulations.* Adjoining a Dwelling District, any part thereof shall be set back 12 feet from the required yard lines for each foot of height in excess of 50 feet. Otherwise, no structure shall exceed the higher of 8 stories or 100 feet in height.
- B. *Minimum front yard:* 40 feet
- C. *Minimum side yard:* None. See section 4.23 for buffer req. adjoining residential.
- D. *Minimum rear yard:* None. See section 4.23 for buffer req. adjoining residential.
- E. *Minimum lot area:* None
- F. *Minimum accessory structure requirements.* Accessory structures shall not be located in the minimum front yard.
- G. *Minimum lot frontage:* 35 feet adjoining a street (Amended 11/03/93)

10.3.4. Other regulations. The headings below contain provisions applicable to uses allowed in the M-2 District:

Development regulations. Article XXXIV

Exceptions. Section 4.3

Floodplain management. Section 4.24

Off street parking and loading. Article XVIII

Outside storage. Section 4.2

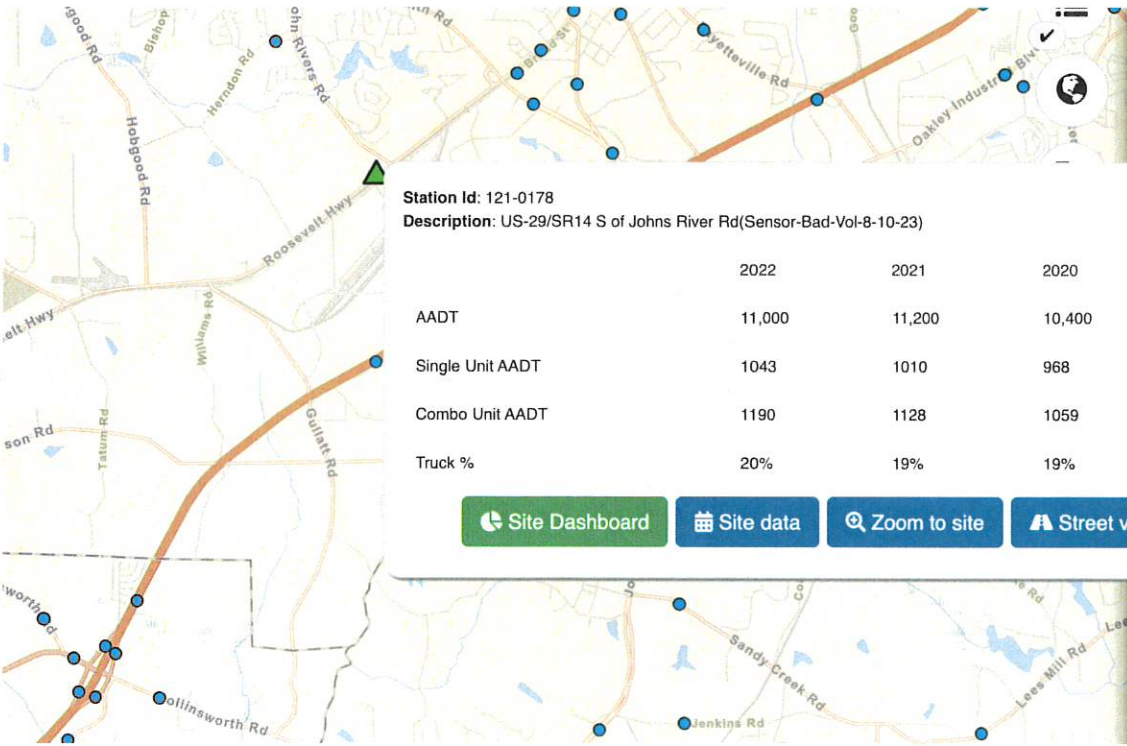
Landscape area and buffer regulations. Section 4.23

River protection. Metropolitan River Protection Act

Signs. Article XXXIII

10.3.5. *Environmental impact report.* In accordance with section 28.4.6, submit an Environmental Impact Report as required. (Amended 04/03/02)

(Res. No. 07-0322, 4-4-07)



Description: US-29/SR14 S of Johns River Rd (Sensor-Bad-Vol-8-10-23)
Route Number: 00000029
LRS Section: 1211001400
Functional Class: Minor Arterial (Urban)

Station Id: 121-0178
Description: US-29/SR14 S of Johns River Rd(Sensor-Bad-Vol-8-10-23)

	2022	2021	2020
AADT	11,000	11,200	10,400
Single Unit AADT	1043	1010	968
Combo Unit AADT	1190	1128	1059
Truck %	20%	19%	19%

[Site Dashboard](#)
[Site data](#)
[Zoom to site](#)
[Street view](#)

Summary
 Parts

Provided by Drakewell

TRAFFIC & DATA APP