

LEGAL DESCRIPTION

Rezoning Lee County Georgia

All that certain tract or parcel of land lying and being in a portion of Land Lot 251 of the 2nd Land District in Lee County, Georgia and being more particularly described as follows:

Commence at a point which is the intersection of the west R/W of U.S. 82 and the west line of Land Lot 251, run S45deg40'34"E along the west R/W of U.S. 82 for a distance of 630.00 feet to a point which is the Point of Beginning; thence run along the west R/W of U.S. 82 S45deg40'34"E a distance of 212.14 feet; leaving the west R/W of U.S. 82, thence run S46deg49'33"W for a distance of 843.59 feet to a point; thence run N00deg37'34"E along the west line of Land Lot 251 for a distance of 208.62 feet to a point; leaving the west line of Land Lot 251 thence run N41deg43'34"E for a distance of 692.89 feet to a point which is the Point of Beginning.

Said Tract contains 3.141 acres.

Legal Description
Property of Phoebe Putney Health System, Inc.

All that certain tract or parcel of land situate lying and being part of Land Lot 263 of the Second Land District, Lee County, Georgia being Lot 1 of the Veda P. Smith Estate as recorded in Plat Cabinet G Page 89 of the public land records of Lee County, and being more particularly described as follows:

Begin at the intersection of the Southwest right-of-way line of U.S. Highway 82 and the Southeast right-of-way line of Marlow Lane and follow said right-of-way line of U.S. Highway 82 South 45 degrees 41 minutes 41 seconds East a distance of 193.00 feet; thence, leaving said right-of-way line, go South 44 degrees 18 minutes 19 seconds West a distance of 234.38 feet; go thence North 45 degrees 41 minutes 41 seconds West a distance of 70.63 feet; go thence northwesterly 61.38 feet along the arc of a curve concave to the Southwest, having a radius of 115.00 feet, a chord bearing of North 60 degrees 59 minutes 07 seconds West and a chord distance of 60.65 feet; go thence North 76 degrees 16 minutes 33 seconds West a distance of 16.60 feet to a point on the Southeast right-of-way line of Marlow Lane; thence follow said right-of-way line North 13 degrees 43 minutes 27 seconds East a distance of 16.60 feet; thence continue along said right-of-way line Northeasterly 178.49 feet along the arc of a curve concave to the Southeast, having a radius of 335.00 feet, a chord bearing of North 28 degrees 59 minutes 16 seconds East and a chord distance of 176.38 feet; thence continue along said right-of-way line North 44 degrees 15 minutes 04 seconds East a distance of 71.14 feet to the Point of Beginning.

Said tract or parcel contains 1.000 acre.

01902
00174

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EXHIBIT "A"

All that tract or parcel of land lying and being in Lee County, Georgia, and being all of Lot 11 of Ranew Subdivision, being part of Land Lot 270, in the 2nd Land District in the subdivision of tract 20 of Harry B Craft Estate according to the plat of the subdivision as recorded in Plat Cabinet C, Slide C-83, in the Office of the Clerk of the Superior Court of Lee County, Georgia

The above described property is conveyed subject to any and all easements and restrictions of record



Please Return to:
L. Clayton Smith, Jr., P.C.
P.O. Box 689
Albany, GA 31702-0689

LEE COUNTY, GEORGIA
REAL ESTATE TRANSFER TAX
PAID \$ 329.00
DATE 5-2-06
Sara Clark Deputy
CLERK OF SUPERIOR COURT
PT 61088 2006 00720

GEORGIA, LEE COUNTY
FILED FOR RECORD ON
May 2 2006
TIME 8:30am BOOK 1057 PG 031
RECORDED 5-2-06
Sara Clark Deputy
ANN E. NIX, CLERK,
S.C.L.C. GA

PENNSYLVANIA,
Northampton COUNTY:

WARRANTY DEED

THIS INDENTURE, made the 27th day of April, 2006, between **CEAN J. BROWN** and **ADRIENNE BROWN**, hereinafter referred to as Grantors, and **PHILIP C. CERULLI** and **ROSEANNE M. CERULLI**, hereinafter referred to as Grantees (the words "Grantors" and "Grantees" to include their respective heirs, personal representatives, successors and assigns where the context requires or permits).

WITNESSETH THAT: Grantors, for and in consideration of Ten Dollars and other valuable consideration in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold, aliened, conveyed and confirmed, and by these presents do grant, bargain, sell, alien, convey and confirm unto the Grantees the following described property, to wit:

All that tract or parcel of land lying and being in Land Lot 264 of the Second Land District of Lee County, Georgia, and being more particularly described as All of Lot 89 of PALMYRA SUBDIVISION, PHASE VII, according to a map or plat of said subdivision as shown and recorded at Plat Cabinet "D", Slide "D-136", in the Office of the Clerk of Superior Court of Lee County, Georgia.

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 Grantees forever in FEE SIMPLE.

AND THE Grantors will warrant and forever defend the right and title to the above described property unto the Grantees against the claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have signed and sealed this deed, the day and year above written.

Signed, sealed and delivered
in the presence of:

Tracy A. King
Unofficial Witness

Leslie V. Penn
Notary Public

My commission expires: 4-14-08

Cean J. Brown
CEAN J. BROWN

Adrienne Brown
ADRIENNE BROWN

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Leslie V Penn, Notary Public
Easton, Northampton County
My commission expires Apr. 14, 2008

