



File No.: CT-2978 (8974-001)

**COMMITMENT FOR TITLE INSURANCE
Issued by
CHICAGO TITLE INSURANCE COMPANY**

NOTICE

IMPORTANT—READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and the Commitment Conditions, CHICAGO TITLE INSURANCE COMPANY, a Florida corporation, (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Policy Amount and the name of the Proposed Insured.

If all of the Schedule B, Part I—Requirements have not been met within 180 days after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

CHICAGO TITLE INSURANCE COMPANY

Issued By: W. Douglas Divine
Authorized Signatory
W. Douglas Divine
Divine Finney Davis, PC
600 N Jackson St
PO Box 64
Albany, GA 31702-0064
Tel: 229-883-1610
Fax: 229-883-1647

By:

Raymond A. Finick

President

Attest:

[Signature]

Secretary

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by CHICAGO TITLE INSURANCE COMPANY. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.





CHICAGO TITLE INSURANCE COMPANY

Issuing Agent: Divine Finney Davis, PC
 Issuing Office: Albany, GA
 ALTA® Universal ID: 1049231
 Loan ID Number:
 Commitment Number: CT-2978 (8974-001)
 Issuing Office File Number: D-8368 (8974-001)
 Property Address: 333 W Braod Ave, Albany, Dougherty County, GA 31701
 Revision Number:

SCHEDULE A

1. Commitment Date: April 18, 2019
2. Policy to be issued:
 - (a) 2006 ALTA® Owner's Policy w/ GA Modifications
 Proposed Insured:
 Proposed Policy Amount: \$
 - (b) 2010 ALTA® Homeowner's Policy of Title Insurance
 Proposed Insured:
 Proposed Policy Amount: \$
 - (c) 2006 ALTA® Loan Policy w/ GA Modifications
 Proposed Insured:
 Proposed Policy Amount: \$
3. The estate or interest in the Land described or referred to in this Commitment is fee simple.
4. Title to the fee simple estate or interest in the Land is at the Commitment Date vested in:

Regions Bank (Tract 1 – vested in First State Bank of Albany, Albany, Georgia n/k/a Regions Bank, Deed Book 196, Page 467 and Tract 2 – vested in First State Bank & Trust Company, Albany, Georgia n/k/a Regions Bank, Deed Book 574, Page 661)

5. The Land is described as follows:

See Exhibit A attached hereto and made a part hereof

CHICAGO TITLE INSURANCE COMPANY

By: 
 Authorized Signatory

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72C165B10

ALTA Commitment for Title Insurance 8-1-16 w- GA Mod

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**SCHEDULE B, PART I
Requirements**

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records, to-wit:
 - a. Deed: Warranty Deed from Regions Bank to TBD conveying subject property, must be executed and filed for record.
 - b. Security Deed: Security Deed from TBD to TBD conveying subject property, must be executed and filed for record.
5. If any party to the transaction is an artificial person, proof satisfactory to the Company that it is legally formed, in existence and in good standing, that the transaction has been duly authorized and that the persons who will execute the documents have been authorized to do so.
6. Payment of all taxes and assessments assessed against the Land which are due and payable, to-wit:

NOTE FOR INFORMATION ONLY: 2018 taxes were paid in the amount of \$21,885.48 for Parcel 0N301/00005/013.

7. Payment of all charges or assessments which are due and payable for water, sewer, sanitary services, garbage, or other utilities or services for which the county or municipality in which the Land is located has a lien.
8. The following must be furnished in form and substance satisfactory to the Company to delete or amend (in accordance with the facts established) the Exceptions set forth on Schedule B, Part II:
 - a. As to Exception Numbers 3 and 4: Receipt of a current accurate survey and surveyor's inspection report on the Land.

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CHICAGO TITLE INSURANCE COMPANY

- b. As to Exception Number 5: Receipt of satisfactory proof in affidavit form establishing who is in possession of Subject Property, and under what right.
 - c. As to Exception Number 6: (i) Satisfactory proof that improvements and/or repairs or alterations to the Land are completed; that contractors, subcontractors, laborers and materialmen are paid in full at the agreed price or (ii) if the loan is a construction loan, satisfactory proof that no work has begun, no materials delivered, no tools or equipment furnished and no services rendered on or with respect to the Land.
 - d. As to Exception Numbers 2 and 7: Receipt of satisfactory proof of payment of all taxes, charges, assessments, levied and assessed against subject property, which are due and payable, together with an affidavit from the owner of Subject Property as of the date of insured instrument, stating that all taxes, charges, assessments, levied and assessed against Subject Property which are due and payable have been paid, and that said owner has no knowledge of any pending assessments.
9. The actual value of the estate or interest to be insured must be disclosed to the Company. If approved by the Company, the Proposed Policy Amount(s) will be revised to reflect the actual value to be insured and premiums will be charged consistent therewith. The Company may amend this commitment to add, among other things, additional exceptions or requirements after the disclosure of the actual value to be insured. (Note: An Owner's policy must reflect the purchase price or full value of the Land. A Loan Policy must reflect the loan amount or the value of the property as collateral.)
10. For each policy to be issued as identified in Schedule A, Item 2; the Company shall not be liable under this commitment until it receives a designation for a Proposed Insured, acceptable to the Company. As provided in Commitment Condition 4, the Company may amend this commitment to add, among other things, additional exceptions or requirements after the designation of the Proposed Insured.
11. Merger and/or name change documents reflecting First State Bank & Trust Company, Albany, Georgia merged or changed its name to Regions Bank.
12. Payment, cancellation and satisfaction of record of Fi Fa recorded in Deed Book 444, 652 in the Office of the Clerk of Superior Court of Dougherty County, Georgia.
13. The Company must be furnished the following:
- (a) Certification from the Secretary of State that Regions Bank has properly filed its articles of incorporation;
 - (b) A copy of the articles of incorporation, together with any amendments thereto;
 - (c) A copy of the bylaws, if any, together with any amendments thereto;
 - (d) A list of incumbent officers and directors with corporate resolution approving the sale of the captioned property and documenting the authority of the signatories; and
 - (e) Certification that no event of dissolution has occurred.

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**SCHEDULE B, PART II
Exceptions**

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met.
2. All taxes for the year 2019 and subsequent years, not yet due and payable, and any additional taxes for the current year or any prior years resulting from a reassessment, amendment or re-billing of city or county taxes subsequent to the Effective Date.
3. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land.
4. Easements or claims of easements, not shown by the public records.
5. Rights or claims of parties in possession not shown by the Public Records.
6. Liens or rights to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.
7. Taxes or special assessments which are not shown as existing liens by the public records.
8. The policy, when issued, affords assurances as to the location of the boundary lines of the subject property, but does not insure the engineering calculation used in computing the exact amount of acreage contained in the captioned property.
9. Rights of tenants in possession as tenants to possess the property.
10. Easement in favor of Southern Bell Tel & Tel dated August 20, 1976 recorded in Deed Book 569, Page 204 in the Office of the Clerk of Superior Court of Dougherty County, Georgia.
11. Matters shown on the survey of the property recorded in Plat Cabinet 1, Slide A67 and Plat Cabinet 1, Slide A68 in the Office of the Clerk of Superior Court of Dougherty County, Georgia.

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EXHIBIT "A"

TRACT 1 – All that tract or parcel of land lying and being in Dougherty County, Georgia and City of Albany, and being All of City Lots Sixty-One (61) and Sixty-Three (63) and part of City Lot Fifty-Nine (59) in Block Five (5) according to a map of the said City of Albany and which is more particularly described as follows: Beginning on the north side of Broad Avenue at a point 210 feet east of the northeast intersection of Broad Avenue and North Jefferson Street, and running thence east along the north side of Broad Avenue a distance of 134.5 feet; thence run north 0 degrees 1 minute east along the westernmost wall of the building now occupied by Albany Undertaking Company a distance of 111 feet to the corner of said wall; thence north 0 degrees 20 minutes east a distance of 99 feet to a 20-foot alley; thence west along the south side of said alley a distance of 137.5 feet to the northeast corner of the property now owned by the United States of America and occupied by the United States Post Office; thence south along the eastern boundary of the property owned by the United States of America and occupied by the United States Post Office a distance of 210 feet to the Point of Beginning.

TRACT 2 – All that tract or parcel of land lying and being in the City of Albany, and in Land Lot 324 of the First Land District of Dougherty County, Georgia and being more particularly described as follows: Commencing at the northeastern corner of the intersection of Jefferson Street (having a 84-foot wide right-of-way) and Broad Avenue (having a 120-foot wide right-of-way), in the City of Albany, Georgia, run thence north 89 degrees 35 minutes east along the northern right-of-way line of Broad Avenue 344.50 feet to the Point of Beginning; from this point continue thence north 0 degrees 01 minutes east 111.00 feet to a point; continue thence north 0 degrees 20 minutes east 99.00 feet to a point on the southern line of a 20-foot alley; run thence north 89 degrees 35 minutes east along the southern right-of-way line of the alley 87.85 feet to a point; run thence south 0 degrees 01 minutes west 210 feet to a point on the northern right-of-way line of Broad Avenue; and run thence south 89 degrees 35 minutes west along the northern right-of-way line of Broad Avenue 88.40 feet to the Point of Beginning. The described tract includes all of Lot 57 and part of Lots 55 and 59 of Block 5 of the City of Albany and is part of the property conveyed to Samuel Farkas by Deed dated July 1, 1889 and recorded in Deed Book 8, Page 67-68 in the Office of the Clerk of Superior Court of Dougherty County, Georgia. Reference is specifically made to a plat of the described property prepared by Marbury Engineering Company entitled "Part of Farkas Estate" and dated March 4, 1975.

COMMITMENT CONDITIONS

1. DEFINITIONS

- a. "Knowledge" or "Known": Actual or imputed knowledge, but not constructive notice imparted by the Public Records.
 - b. "Land": The land described in Schedule A and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
 - c. "Mortgage": A mortgage, deed of trust, or other security instrument, including one evidenced by electronic means authorized by law.
 - d. "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
 - e. "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
 - f. "Proposed Policy Amount": Each dollar amount specified in Schedule A as the Proposed Policy Amount of each Policy to be issued pursuant to this Commitment.
 - g. "Public Records": Records established under state statutes at the Commitment Date for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge.
 - h. "Title": The estate or interest described in Schedule A.
2. If all of the Schedule B, Part I—Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.
3. The Company's liability and obligation is limited by and this Commitment is not valid without:
- a. the Notice;
 - b. the Commitment to Issue Policy;
 - c. the Commitment Conditions;
 - d. Schedule A;
 - e. Schedule B, Part I—Requirements; and
 - f. Schedule B, Part II—Exceptions; and
 - g. a counter-signature by the Company or its issuing agent that may be in electronic form.

4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company shall not be liable for any other amendment to this Commitment.

5. LIMITATIONS OF LIABILITY

- a. The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
 - i. comply with the Schedule B, Part I—Requirements;
 - ii. eliminate, with the Company's written consent, any Schedule B, Part II—Exceptions; or
 - iii. acquire the Title or create the Mortgage covered by this Commitment.
- b. The Company shall not be liable under Commitment Condition 5(a) if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
- c. The Company will only have liability under Commitment Condition 4 if the Proposed Insured

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would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.

- d. The Company's liability shall not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Conditions 5(a)(i) through 5(a)(iii) or the Proposed Policy Amount.
- e. The Company shall not be liable for the content of the Transaction Identification Data, if any.
- f. In no event shall the Company be obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I—Requirements have been met to the satisfaction of the Company.
- g. In any event, the Company's liability is limited by the terms and provisions of the Policy.

6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT

- a. Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
- b. Any claim must be based in contract and must be restricted solely to the terms and provisions of this Commitment.
- c. Until the Policy is issued, this Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
- d. The deletion or modification of any Schedule B, Part II—Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
- e. Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
- f. When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. IF THIS COMMITMENT HAS BEEN ISSUED BY AN ISSUING AGENT

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for the purpose of providing closing or settlement services.

8. PRO-FORMA POLICY

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

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72C276B10 72C276B10 ALTA Commitment For Title Insurance 08/01/2016 180 days 04/02/2018 C276B_GA
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VESTIAS

1956 467

WARRANTY DEED

State of Georgia, DOUGHERTY County.

THIS INDENTURE, Made this 18th day of May in the year of our Lord, One Thousand Nine Hundred and FIFTY SIX between SPENCER C. WALDEN, JR. AND THE FIRST STATE BANK OF ALBANY, AS EXECUTORS OF THE ESTATE OF JOEL T. HALEY, DECEASED, of the County of Dougherty and State of Georgia of the first part, and FIRST STATE BANK OF ALBANY, ALBANY, GEORGIA, of the County of Dougherty and State of Georgia of the second part:

WITNESSETH: That the said party of the first part, for and in consideration of the sum of \$10,000.00 an exchange of property in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged have granted, bargained, sold and conveyed, and by these presents do grant, bargain, sell and convey unto the said party of the second part, its successors and assigns, all that tract or parcel of land lying and being in County of Dougherty State of Georgia and City of Albany, more particularly described as follows:

TRACT I: All that tract or parcel of land lying and being in Dougherty County, Georgia and City of Albany, and being all of City Lots Sixty-one (61) and Sixty-three (63) and a part of City Lot Fifty-nine (59) in Block Five (5) according to the map of the said City of Albany and which is more particularly described as follows: Beginning on the North side of Broad Avenue at a point 210 feet East of the Northeast intersection of Broad Avenue and North Jefferson Street, and running thence East along the North side of Broad Avenue a distance of 134.5 feet; thence run North 0°1' East along the westernmost wall of the building now occupied by Albany Undertaking Company a distance of 111 feet to the corner of said wall; thence North 0°20' East a distance of 99 feet to a 20-foot alley; thence West along the South side of said alley a distance of 137.5 feet to the Northeast corner of the property now owned by the United States of America and occupied by the United States Post Office; thence South along the Eastern boundary of the property now owned by the United States of America and occupied by the United States Post Office a distance of 210 feet to the point of beginning.

TRACT II: All that tract or parcel of land lying and being in the County of Dougherty, State of Georgia, more particularly described as being all of City Lot Number Fifty-eight (58) in Block Number Six (6) on the south side of Broad Street in the City of Albany, County of Dougherty and State of Georgia, containing one-fourth of an acre, more or less. Also all of fifteen (15) feet off the entire East side of City Lot Number Sixty (60) in Block Number Six (6) on the South side of Broad Street in Albany, County of Dougherty and State of Georgia, fronting fifteen (15) feet on Broad Street and running back South to an alley Two Hundred Ten (210) feet.

This deed is made by the Executors of the Estate of Joel T. Haley pursuant to the powers vested in them under the will of J. T. Haley, said will having been probated in the Court of Ordinary of Dougherty County, Georgia, on the 25 day of April, 1956, said conveyance being made pursuant to an agreement entered into by J. T. Haley during his lifetime and the First State Bank of Albany, Albany, Georgia.

To have and to hold the said bargained premises, together with all and singular the rights, member and appurtenances thereof, to the same being, belonging, or in any wise appertaining to the only proper use, benefit and behoof of it, the said party of the second part, its successors and assigns in fee simple.

And the said parties of the first part, their heirs, executors and administrators, the Title to said bargained premises unto the party of the second part, its successors and assigns against said parties of the first part, their heirs, executors and administrators, and all and every other person or persons, shall and will warrant and forever defend by virtue of these presents.

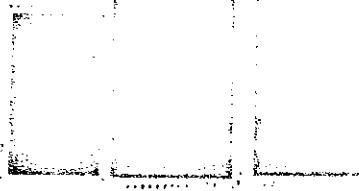
IN TESTIMONY WHEREOF, The said parties of the first part have hereunto set their hands and affixed their seals this 18th day and year above written.

Signed, sealed and delivered in presence of:

Notary Public, Dougherty County, Georgia

Spencer C. Walden, Jr. (L.S.)
FIRST STATE BANK OF ALBANY, (L.S.)
BY: Trust Officer
EXECUTORS OF THE ESTATE OF JOEL T. HALEY, DECEASED
ATTEST:

See Next Page for Stamp



WARRANTY DEED

State of Georgia, DOUGHERTY County.

THIS INDENTURE, Made this 29 day of MAY in the year of our Lord, One Thousand Nine Hundred and Fifty-six between Willard Davis

of the County of Dougherty and State of Georgia of the first part, and Annie Lee & John Henry Jones

of the County of Dougherty and State of Georgia of the second part:

WITNESSETH: That the said part y of the first part, for and in consideration of the sum of Ten Dollars and other valuable considerations DOLLARS in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged has granted, bargained, sold and conveyed, and by these presents do grant, bargain, sell and convey onto the said part y of the second part, his heirs and assigns, all that tract or parcel of land lying and being in County of Dougherty State of Georgia and being more particularly described as follows:

Being all of lot #27 as shown by plat, a re-subdivision of lots #24 and #25, Block C, Emily G. Henderson Sub-division. Being a part of LL337 1st District of Dougherty County, Georgia, surveyed by J. B. Martin. This plat is recorded in Plat Book 2, Page 175 in the office of the Clerk of the Superior Court of Dougherty County, Georgia October 1954. Scale 1" = 50'.

To have and to hold the said bargained premises, together with all and singular the rights, member and appurtenances thereof, to the same being, belonging, or in any wise appertaining to the only proper use, benefit and behoof of him the said part y of the second part his heirs, executors, administrators and assigns in fee simple.

And the said part y of the first part his heirs, executors and administrators, the Title to said bargained premises unto the party of the second part his heirs, executors, administrators, and assigns against said party of the first part his heirs, executors and administrators, and all and every other person or persons, shall and will warrant and forever defend by virtue of these presents.

IN TESTIMONY WHEREOF, The said part y of the first part has hereunto set his hand and affixed his seal the day and year above written.

Signed, sealed and delivered in presence of: Willard Davis (L. S.)
Miss Ray Mullis (L. S.)
Miss Annie Lee Jones (L. S.)
Miss John Henry Jones (L. S.)
D. C. D.

BOOK 574 PAGE 661
DOUGHERTY COUNTY, GA.
Real Estate Tax

PAID \$ 188.⁵⁵
DATE Dec 21 1976
Dennis [Signature]
Clerk Of Superior Court

WARRANTY DEED

STATE OF GEORGIA,
COUNTY OF

THIS INDENTURE, made this the 20th day of December
in the Year One Thousand Nine Hundred Seventy Six, between
SOUTHERN BELL TELEPHONE AND TELEGRAPH COMPANY, as Party of the
First Part, hereinafter called GRANTOR, and FIRST STATE BANK &
TRUST COMPANY, ALBANY, GEORGIA, as Party of the Second Part,
hereinafter called GRANTEE (the words "Grantor" and "Grantee"
to include their respective heirs, personal representatives,
successors and assigns where the context requires or permits).

WITNESSETH: That GRANTOR, for and in consideration of
TEN DOLLARS (\$10.00) AND OTHER VALUABLE CONSIDERATIONS, in hand
paid at and before the sealing and delivery of these presents,
the receipt whereof is hereby acknowledged, has granted, bar-
gained, sold, aliened, conveyed and confirmed, and by these
presents does grant, bargain, sell, alien, convey and confirm
unto the said Grantee, the following described property:

All that tract or parcel of land lying and being in
in the City of Albany and in Land Lot 324 of the First Land
District of Dougherty County, Georgia, and being more particu-
larly described as follows:

Commencing at the northeastern corner of the inter-
section of Jefferson Street (having an 84-foot wide
right-of-way) and Broad Avenue (having a 120-foot
wide right-of-way), in the City of Albany, Georgia,
run thence North 89° 35' East along the northern
right-of-way line of Broad Avenue 344.50 feet to the
point of beginning; from this point continue thence
North 0° 01' East 111.00 feet to a point; continue
thence North 0° 20' East 99.00 feet to a point on the
southern line of a 20-foot alley; run thence North 89°
35' East along the southern right-of-way line of the
alley 87.85 feet to a point; run thence South 0° 01'
West 210.00 feet to a point on the northern right-of-
way line of Broad Avenue; and run thence South 89° 35'

FERRY, WALTERS,
LEPPIE & COSTER
ATTORNEYS-AT-LAW
P.O. BOX 887
ALBANY, GA.
31702

830A 574 PAGE 662

West along the northern right-of-way line of Broad Avenue 88.40 feet to the point of beginning. The described tract includes all of Lot 57 and part of Lots 55 and 59 of Block 5 of the City of Albany and is part of the property conveyed to Samuel Farkas by deed dated July 1, 1889 and recorded in Deed Book 8, Page 67-68, in the office of the Clerk of the Superior Court of Dougherty County, Georgia. Reference is specifically made to a plat of the described property prepared by Marbury Engineering Company, entitled "Part of Farkas Estate" and dated March 4, 1975.

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 Grantee forever in FEE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons whomsoever.

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

SOUTHERN BELL TELEPHONE AND TELEGRAPH COMPANY

By: [Signature]
Vice President Operations

Attest: [Signature]
Assistant Secretary

Signed, sealed and delivered in the presence of:

[Signature]

[Signature]

NOTARY PUBLIC
Notary Public, Georgia, State at Large
My Commission Expires June 29, 1979



FERRY, WALTERS,
LIPPITT & CUSTER
ATTORNEYS-AT-LAW
P.O. BOX 827
ALBANY, GA.
31708

DEC 30 1976

[Signature]

RECORDED

CLERK

DOCH 003268
FILED IN OFFICE
03/24/2015 03:01 PM
BK:444 PG:652-652
EVONNE S. MULL
CLERK OF COURT
DOUGHERTY COUNTY

YEAR - BILL#
2014 - 31099

DOUGHERTY COUNTY TAX FLFA.
STATE OF GEORGIA

REGIONS BANK ATM
ATTN REGIONS PROPERTY DEPT
333 W BROAD AVE
ALBANY, GA 31701

Map Block Parcel: 9589 57
Property Description: INVENTORY/EQUIPMENT

STATE OF GEORGIA
DOUGHERTY COUNTY

VERSUS

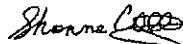
REGIONS BANK ATM

ORIGINAL AMT:	\$ 154.96
PENALTY:	\$ 0.00
INTEREST:	\$ 4.63
FLFA:	\$ 32.50
OTHER FEES:	\$ 0.00
PAID AMT:	\$ 0.00
TOTAL DUE:	\$ 192.11

TO ALL AND SINGULAR SHERIFFS AND CONSTABLES OF THIS STATE,
GREETINGS:

YOU ARE HEREBY COMMANDED, THAT OF THE GOODS, CHATTELS, LANDS AND TENEMENTS OF THE STATED TAXPAYER, YOU CAUSE TO BE MADE BY LEVY AND SALE SUFFICIENT THEREOF TO MAKE THE SUM OF THE DOLLARS AND CENTS WITHIN SHOWN, THE AMOUNT OF SCHOOL, STATE, CITY AND COUNTY TAXES FOR THE STATED YEAR, THE FURTHER FLFA. SUM AS STATED FOR THE FLFA. AND A SUFFICIENT AMOUNT TO COVER INTEREST ON SAID PRINCIPAL TAXES AT THE RATE OF 12% PER ANNUM UNTIL SETTLED TOGETHER WITH ALL COSTS THAT MAY HEREINAFTER ACCRUE; AND HAVE YOU THE SAID SUM OF MONEY TO BE PAID TO ME UPON COLLECTION THEREOF, TO BE RENDERED TO THE STATE AND COUNTY, THE PRINCIPAL, PENALTIES, INTEREST AND COSTS AFORESAID; AND HAVE YOU THEN AND THERE THIS WRIT.

THIS FL. FA. ISSUED ON THE 24TH DAY OF FEBRUARY 2015



SHONNA COLLEY
DOUGHERTY COUNTY TAX DIRECTOR AND
EX-OFFICIO SHERIFF, DOUGHERTY COUNTY
STATE OF GEORGIA

ENTRY OF LEVY: I have levied the within Flfa's upon property of named Defendant so described and identified above by tax personal property account number. This _____ day of _____, 2015.

Tax Director, Ex Officio Sheriff, Dougherty County

Post Office Box 1827 Albany, Georgia 31702-1827 (229) 431-3208

THE DEBT WHICH THIS INSTRUMENT WAS GIVEN TO SECURE HAVING BEEN PAID IN FULL. THIS INSTRUMENT IS HEREBY CANCELLED AND THE CLERK OF THE SUPERIOR COURT OF DOUGHERTY COUNTY, GEORGIA IS HEREBY AUTHORIZED AND DIRECTED TO MARK IT SATISFIED OF RECORD.

This the _____ day of _____, 20____.

SHONNA COLLEY
DOUGHERTY COUNTY TAX DIRECTOR AND
EX-OFFICIO SHERIFF, DOUGHERTY COUNTY
STATE OF GEORGIA

GEORGIA, DOUGHERTY COUNTY

THIS INDENTURE, made this 20 day of AUGUST in the year of our

Lord, Nineteen Hundred and Seventy-Six, between Southern Bell Tel & Tel

of said state and county, of the first part, and the CITY OF ALBANY, a municipal corporation, of said state and county, of the second part.

WITNESSETH: That the said party of the first part, for and in consideration of the sum of one dollar (\$1.00) cash in hand paid, the receipt whereof is hereby acknowledged, has (have) bargained, sold and does by these presents, bargain, sell, remise and convey unto the said party of the second part, it's successors and assigns, a perpetual storm sewer assessment, in, upon, under, across and over the following described property, to-wit:

Commencing at the intersection of the eastern boundary of North Jefferson Street and the northern boundary of Broad Avenue run north eighty-nine degrees and thirty-five minutes east (N 89°-35' E) for four hundred twelve and nine tenths feet (412.9') along the northern boundary of Broad Avenue to the point of beginning; thence run north zero degrees and one minute east (N 0°-01' E) for two hundred and ten feet (210') to a twenty foot alley; thence run north eighty-nine degrees and thirty-five minutes east (N 89°-35' E) along the southern boundary of said alley for twenty feet (20.0'); thence run south zero degrees and one minute west (S 0°-01' W) for two hundred and ten feet (210') to the northern boundary of Broad Avenue; thence run south eighty-nine degrees and thirty-five minutes west (S 89°-35' W) for twenty feet (20') to the point of beginning.

Said easement being more particularly described in a plat attached hereto, marked "Exhibit A", and made a part hereof.

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

TO HAVE AND TO HOLD the said described premises unto the said party of the second part, it's successors and assigns, in such a manner that the first party herein, nor any other person or persons claiming under them, may at any time claim or demand any right, title or interest in and to aforesaid described premises, or it's appurtenances.

IN WITNESS WHEREOF, the said party of the first part has hereunto set their hand (s) and affixed their seal (s) the day and year first above written.

ATTEST:

Nell L. Adams
Assistant Secretary

[Signature] (SEAL)
Vice President

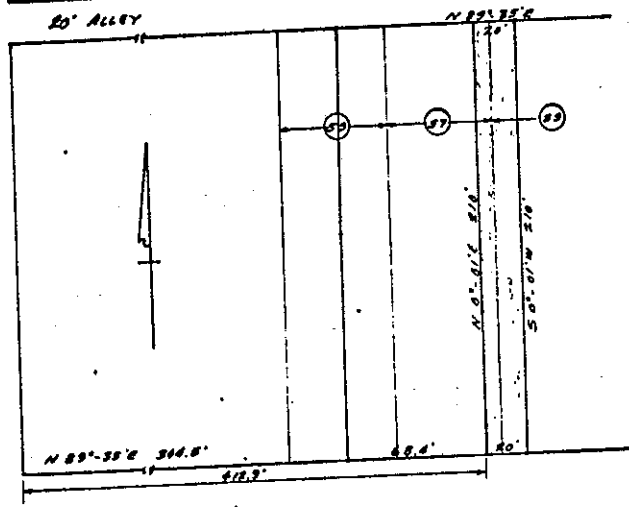
[Signature] (SEAL)
Southern Bell Tel. & Tel.

Signed, sealed and delivered in the presence of:

[Signature]
[Signature]
Notary Public, Georgia, State of Large City
Notary Public
My Commission Expires July 22, 1977

SEAL
FORM APPROVED
F&J
ATTORNEY

N. JEFFERSON STREET



BROAD AVENUE

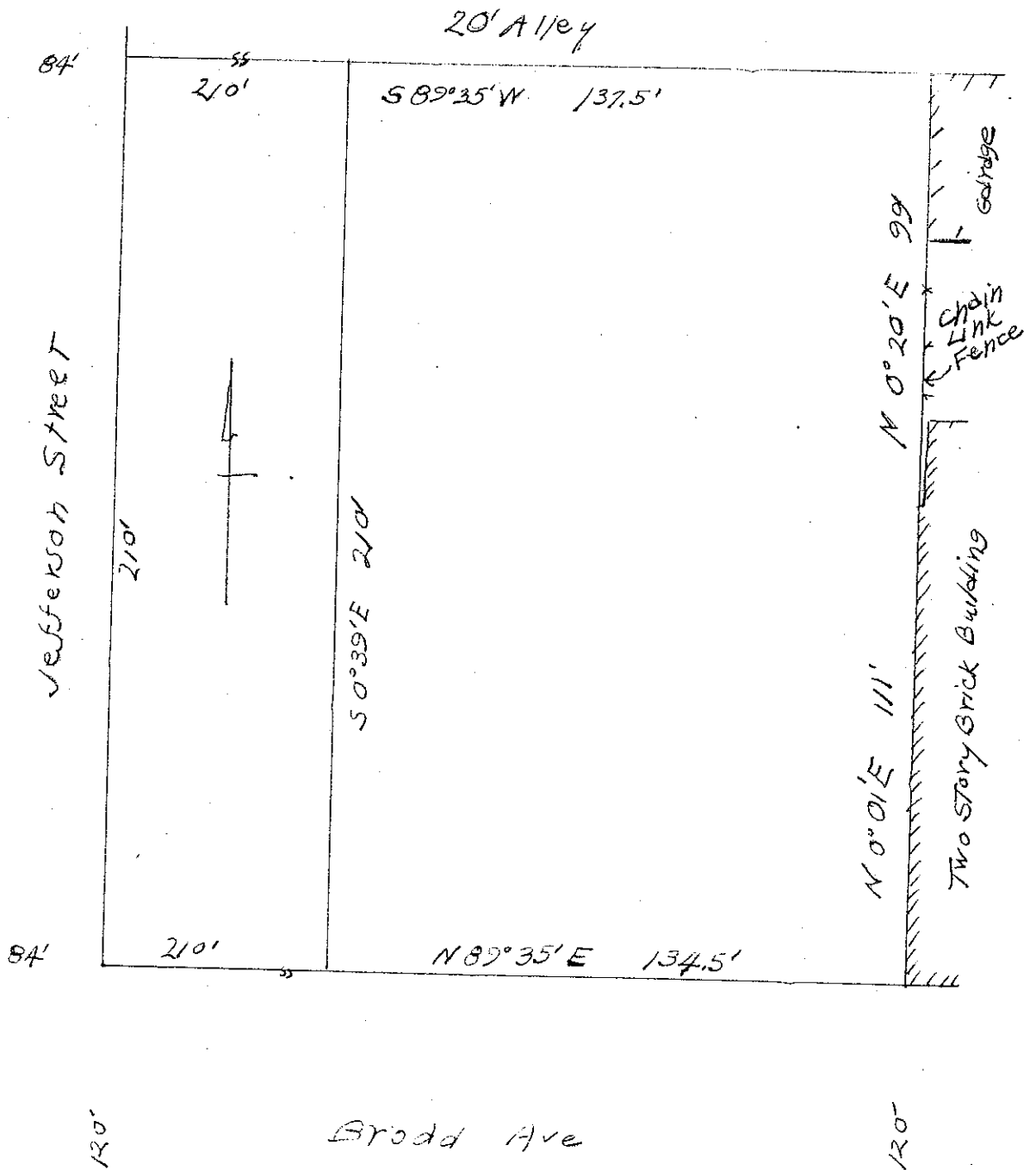
PLAT
 PLAT SHOWING STORM DRAINAGE EASEMENT
 GRANTED THE CITY OF ALBANY, GEORGIA,
 PART LOTS 58157 BLOCK 5 CITY OF ALBANY,
 PART LAND LOT 324 1ST LAND DISTRICT
 ALBANY, DAWSHEEPY COUNTY, GEORGIA
 SCALE: 1"=50' JULY 22, 1976
 CITY ENGINEERING DEPT.

SEP 24 1976

RECORDED

Clyde B. Hinton

CLERK



(Seal)

Georgia
Registered
Professional
12/31/50
EXPIRED.

Land Surveyor

R. M. MARBURY JR

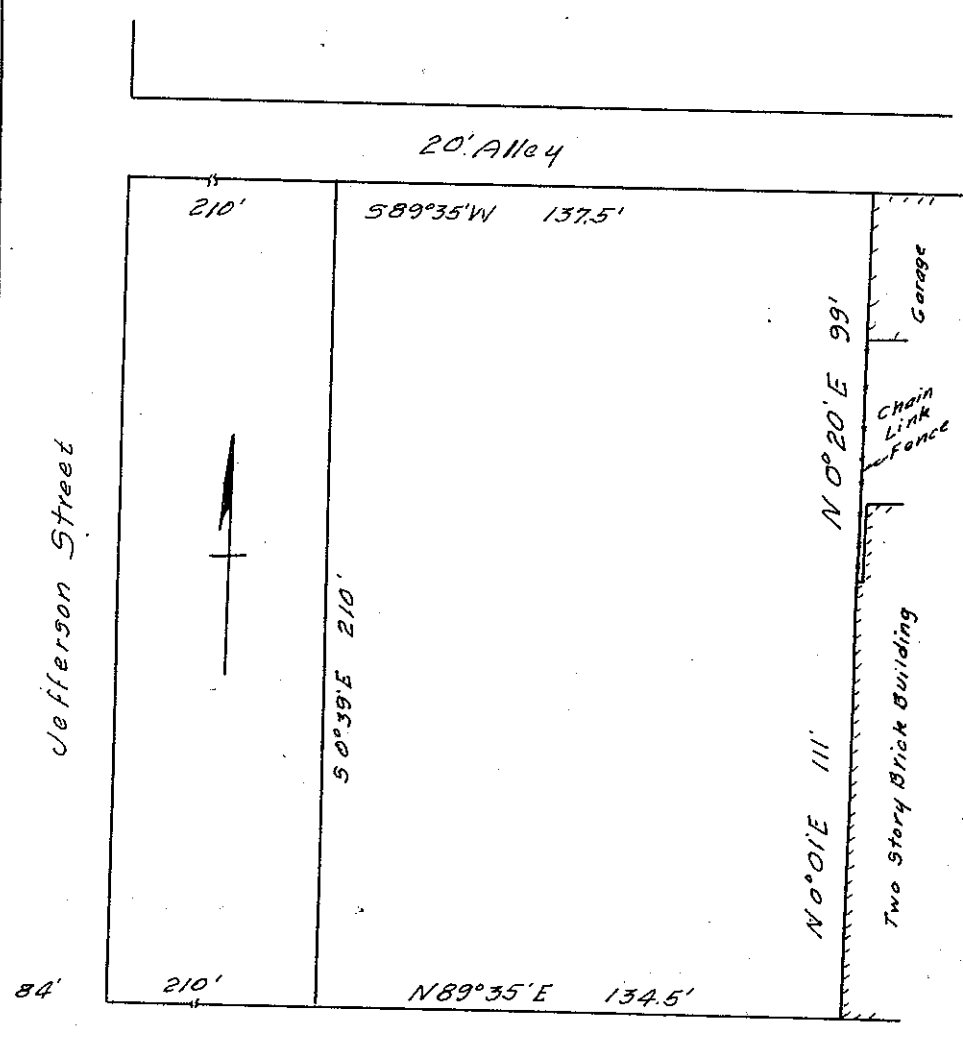
Plat (ob.) Side A-b)

GEORGIA, DOUGHERTY COUNTY
CLERK'S OFFICE, SUPERIOR COURT
Filed for record the 2
day of June 1956
at M. and recorded in
Plat Book 2 Folio 244

PLAT Recorded April 21, 1956
Plat Book No 2, Page 245 in
Office of the Clerk of Superior Court
Dougherty County, Georgia

PLAT
Property of First State Bank
331 Broad Ave
Auburn, Dougherty Co., Georgia
Part of L.L. #24 & #333 1st District
Scale: 1" = 30' April 16, 1956
Marbury Engineering

(See Deed Book)
196 Page 509



LEY
Dist.
rgia
1956
Co.

See record book
1956 Page 507.

GEORGIA, DOUGHERTY COUNTY
 CLERK'S OFFICE, SUPERIOR COURT
 Filed for record this
 day of April 1956
 At and recorded by
John H. ...
 Clerk

Plot 600-151-deA-68



PLAT
 Property of First STATE Bank
 331 Broad Ave
 Albany Dougherty Co., Georgia
 Part L.L. # 324 & # 333 1st. District
 Scale 1" = 30' April 16, 1956
 Marbury Engineering Co.

R. M. Marbury, Jr.

2018 Property Tax Statement

DOUGHERTY COUNTY TAX DEPT.
 240 PINE AVE STE 100, PO BOX 1827
 ALBANY, GA 31702-1827
 (229) 431-3208

Bill No.	Due Date	Current Due	Prior Payment	Back Taxes	*Total Due*
2018-28283	12/20/2018	\$0.00	\$21885.48	\$0.00	Paid 10/04/2018

Map: 0N301/00005/013
 Location: 333 W BROAD AVE

Printed: 04/30/2019

REGIONS BANK

250 RIVERCHASE PKWY E STE 600
 HOOVER, AL 352441832

RETURN THIS PORTION WITH PAYMENT

(Interest will be added per month if not paid by due date)

IMPORTANT NOTICES:

* All Homestead Exemptions and Tax Return Filings must be filed no later than April 1st of the following taxable year to receive the exemption or value adjustment in future years.

* Homeowners age 62 and older may qualify for an additional exemption. To determine your eligibility, you must apply in our office and meet certain criteria.

* If you feel your property value is incorrect, you may file a tax return by April 1st with the Board of Tax Assessors requesting a reduction in value for the following year.

* For more information, call the Dougherty County Tax Assessors at (229) 431-2130

DOUGHERTY COUNTY TAX DEPT.
 240 PINE AVE STE 100, PO BOX 1827
 ALBANY, GA 31702-1827
 (229) 431-3208



Tax Payer: REGIONS BANK
Map Code: 0N301/00005/013 Real
Description: 333 W BROAD AVE
Location: 333 W BROAD AVE
Bill No: 2018-28283
District: 006

Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date	Payment Good through	Exemptions	
1,117,400.00	131,600.00	1.0700	\$1,249,000.00	12/20/2018				
Entity	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax
ALBANY STRB	\$1,249,000.00	\$499,600.00	\$0.00	\$499,600.00	-5.944	\$0.00	-\$2,969.62	\$-2,969.62
CITY OF ALBANY	\$1,249,000.00	\$499,600.00	\$0.00	\$499,600.00	15.748	\$7,867.70	\$0.00	\$7,867.70
CITY OF ALBANY TAD	\$1,249,000.00	\$499,600.00	\$0.00	\$499,600.00	0.000	\$0.00	\$0.00	\$0.00
COUNTY TAD	\$1,249,000.00	\$499,600.00	\$0.00	\$499,600.00	0.000	\$0.00	\$0.00	\$0.00
DOUGHERTY COUNTY	\$1,249,000.00	\$499,600.00	\$0.00	\$499,600.00	18.469	\$9,227.11	\$0.00	\$9,227.11
SALES TAX ROLLBACK	\$1,249,000.00	\$499,600.00	\$0.00	\$499,600.00	-2.900	\$0.00	-\$1,448.84	\$-1,448.84
SCHOOL M&O	\$1,249,000.00	\$499,600.00	\$0.00	\$499,600.00	18.433	\$9,209.13	\$0.00	\$9,209.13
SCHOOL TAD	\$1,249,000.00	\$499,600.00	\$0.00	\$499,600.00	0.000	\$0.00	\$0.00	\$0.00
STATE TAX	\$1,249,000.00	\$499,600.00	\$0.00	\$499,600.00	0.000	\$0.00	\$0.00	\$0.00
TOTALS					43.806	\$26,303.94	-\$4,418.46	\$21,885.48

This gradual reduction and elimination of the state property tax and the reduction in your tax bill this year is the result of property tax relief passed by the Governor and the House of Representatives and the Georgia State Senate.

Notify our office immediately upon any change of address: Mon - Fri 8:30-5:00, (229) 431-3208

State law requires all bills be sent to the January 1 owner. If this property has been sold, please forward this bill to the new owner and contact this office. If you have an escrow account, you should contact your mortgage company to ensure this bill is paid by the due date.

PAYMENT INSTRUCTIONS

- * Interest will begin after the due date at the prime rate plus 3% as prescribed by law. The interest rate is subject to change in January of each year.
- * After 120 days, a penalty of 5% shall be imposed on all property other than homesteaded property with a bill under \$500.00. If any tax amount remains unpaid, there will be an additional 5% penalty added each 120 days, together with interest. The aggregate amount of penalties imposed shall not exceed 20% of the principal amount of the tax originally due.
- * We encourage you to pay your bill by mail or on our website at www.dougherty.ga.us and select "Search and Pay Taxes". If a receipt is desired, please include a stamped self-addressed envelope. If your bill is to be paid by a mortgage company, you may send the top portion of this statement to them.

Current Due	\$21,885.48
Discount	\$0.00
Penalty	\$0.00
Interest	\$0.00
Other Fees	\$0.00
Previous Payments	\$21,885.48
Back Taxes	\$0.00
Total Due	\$0.00
Paid Date	10/04/2018