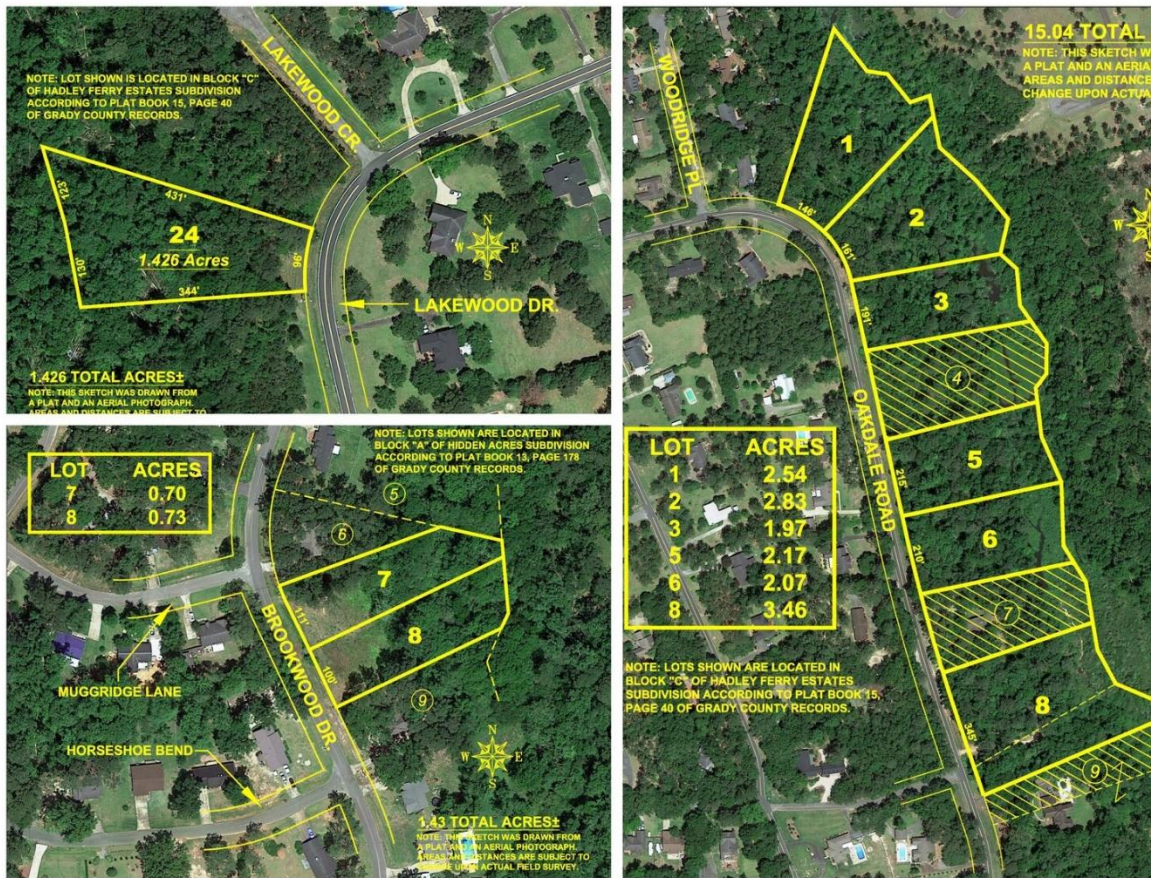




WIREGRASS AUCTION GROUP
— ACCELERATED REAL ESTATE MARKETING —

9 RESIDENTIAL LOTS IN THE CITY LIMITS OF CAIRO, GEORGIA

**TUESDAY, AUGUST 1, 2023,
AT 2:00 PM**



ONLINE ONLY AUCTION

FINAL CONTRACT TO INCLUDE A 10% BUYER'S PREMIUM

Introduction

Dear Prospective Bidders,

Wiregrass Auction Group is pleased to announce the public, online auction of these 9 Residential Lots in the City Limits of Cairo, Georgia.

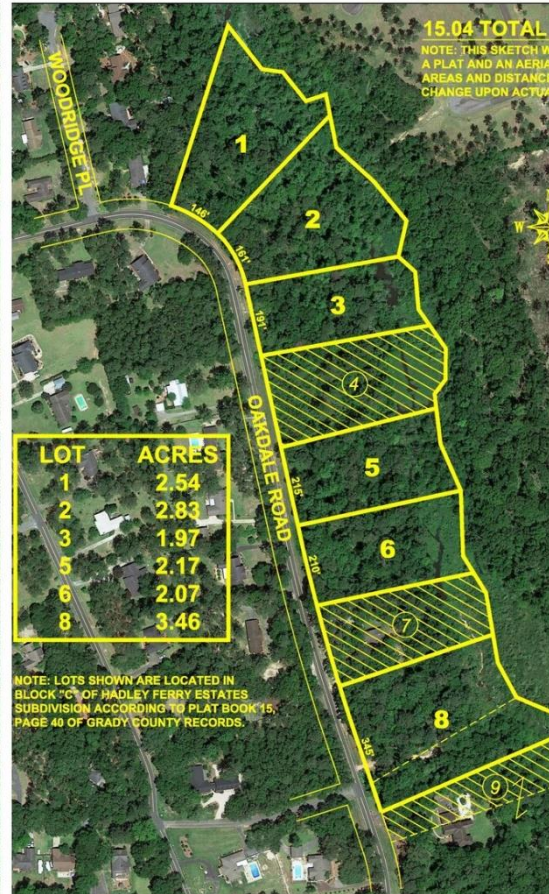
Located within the city limits of Cairo, Georgia, these 9 residential lots offer an incredible opportunity for prospective homeowners and real estate developers alike. Situated in the desirable area of Oakdale Road Southeast and Lakewood Drive Southeast, and Southeast Brookwood Drive, these lots present an idyllic setting for creating your dream home or investment property.

Bidding for this property will open on July 18, 2023, at 10:00 am and continue to August 1, 2023. Bidding will begin closing at 2:00 pm subject to auto extensions. All bidding for this property will be conducted on the Wiregrass Auction Group online bidding platform at www.WiregrassAuctionGroup.com. Prior to placing any bids, please read this Property Information Package along with the Bidding Terms and Conditions, and the Sample Purchase contract. All documents can be found online under the “Documents” tab.

Please do not hesitate to contact me if you have any questions about the property, the auction process, or if you would like to schedule a private showing of the property.

Sincerely,
Wiregrass Auction Group, Inc.

Spencer Young



Auction Date and Time:

Tuesday, August 1, 2023, at 2:00 PM

Open House Dates and Times:

Drive by Viewing Anytime

For More Information Contact:

Spencer Young
Wiregrass Auction Group, Inc.
(229) 890-2437 – Office
(229) 225-8625 – Cell
Spencer@BidWiregrass.com

Property Information

Property Addresses:

Oakdale Road Southeast

Lakewood Drive Southeast

Southeast Brookwood Drive

Auction Date: Tuesday, August 1, 2023, at 2:00 PM

Property Size: 9 Residential Lots Ranging from 0.70-3.46 +/- Acres.

Assessor's Parcel Numbers:

Oakdale Road Southeast, Cairo, Georgia 39828 - C017A036

Oakdale Road Southeast, Cairo, Georgia 39828 - C017A037

Oakdale Road Southeast, Cairo, Georgia 39828 - C017A038

Oakdale Road Southeast, Cairo, Georgia 39828 - C017A040

Oakdale Road Southeast, Cairo, Georgia 39828 - C017A041

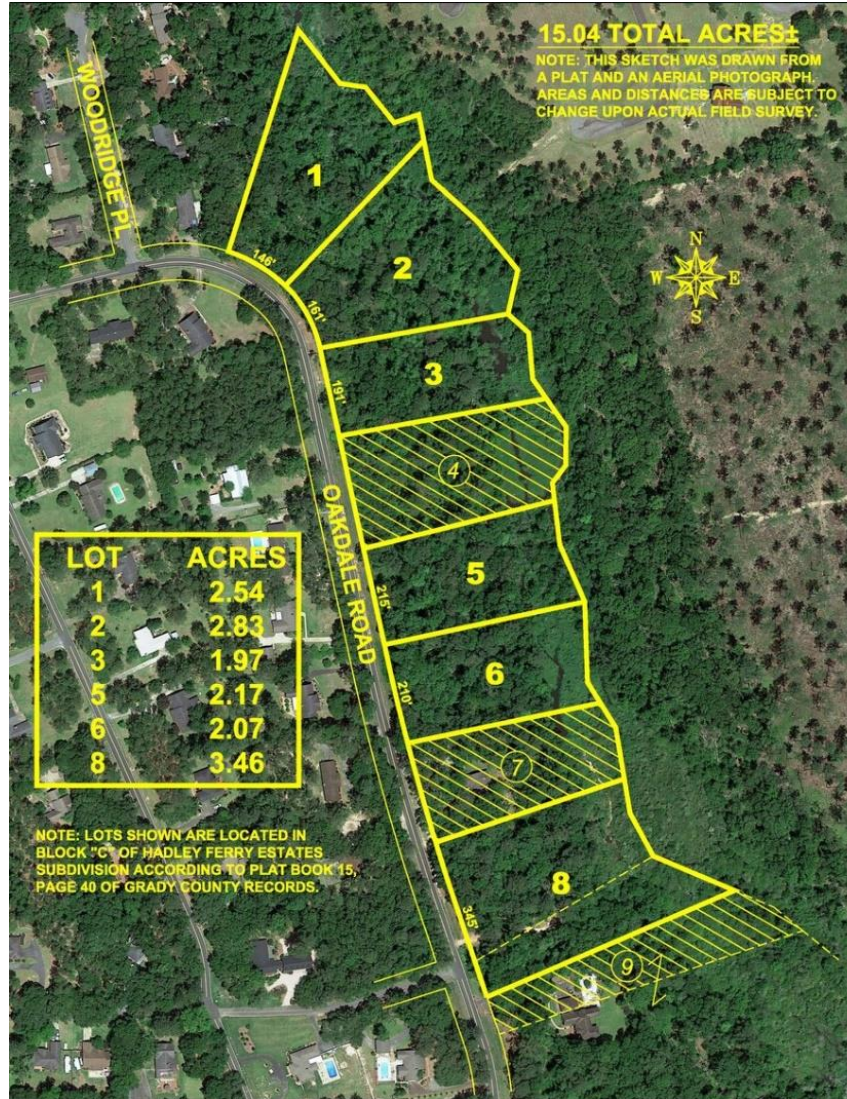
Oakdale Road Southeast, Cairo, Georgia 39828 - C017A043

Lakewood Drive. Southeast, Cairo, Georgia 39828 - C017A059

Southeast Brookwood Drive. Cairo, Georgia 39828 - C0290148

Southeast Brookwood Drive. Cairo, Georgia 39828 - C0290149

Aerial Map Oakdale Road Properties

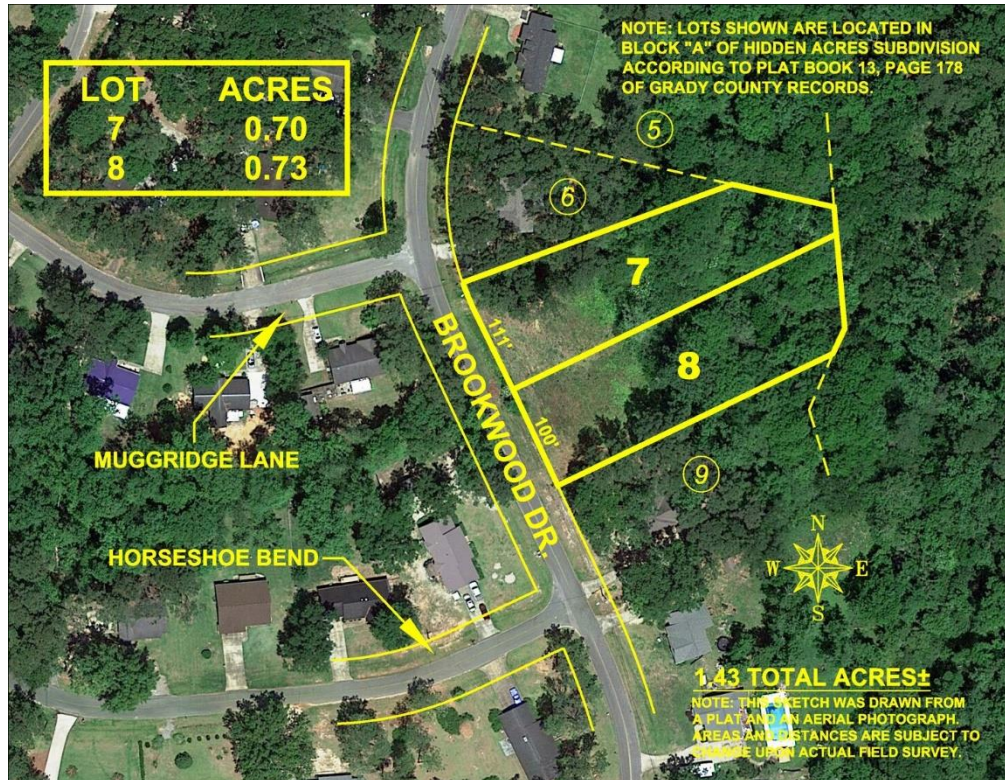


Aerial Map

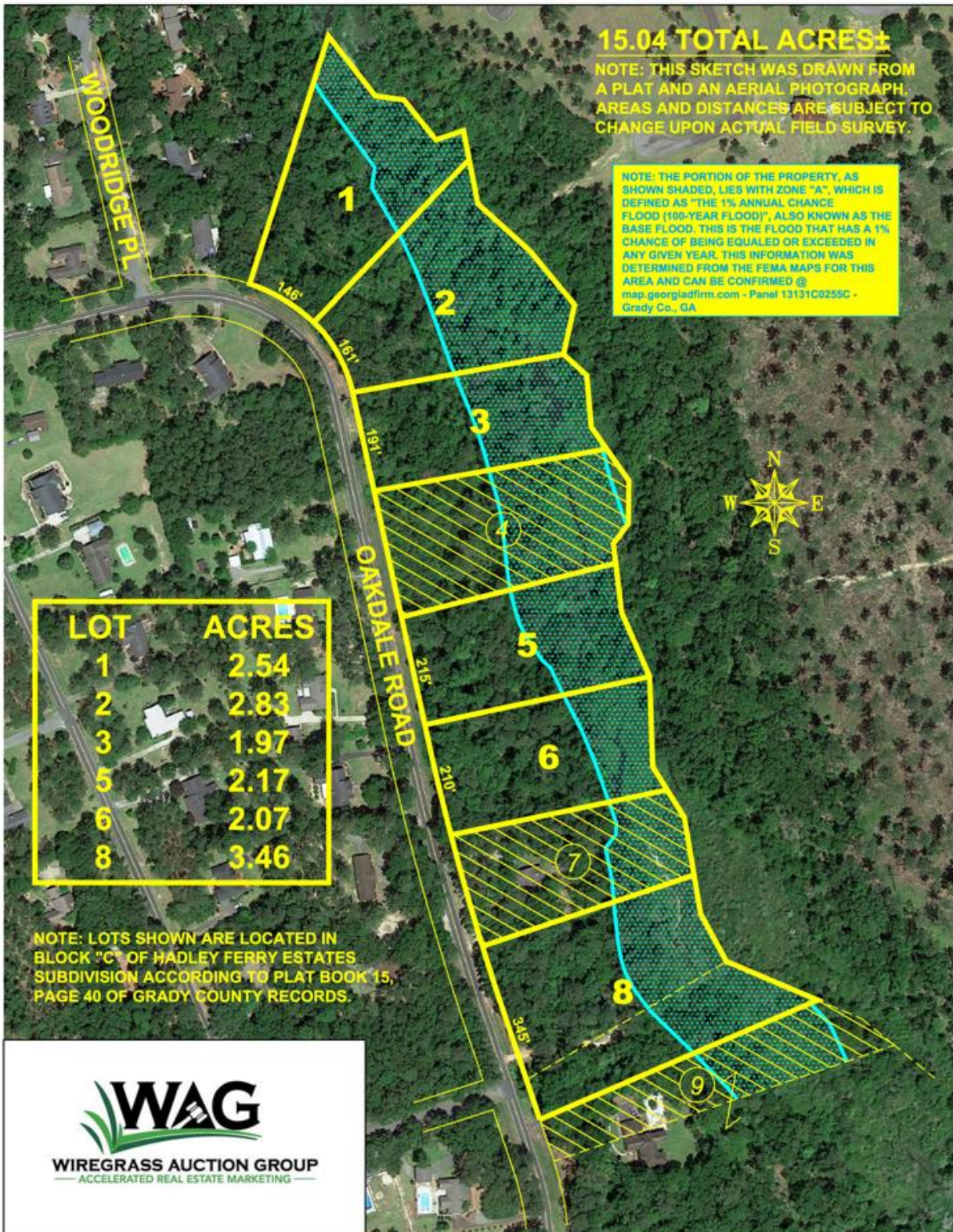
Lakewood Drive Property



Aerial Map Brookwood Drive Properties



Flood Map



Tax Card Parcel - C017A036

 **qPublic.net™** Grady County, GA

Summary

Parcel Number C017A036
 Location Address
 Legal Description N/A
 Class R3-Residential
 (Note: This is for tax purposes only. Not to be used for zoning.)
 Tax District CAIRO (District 01)
 Millage Rate 35.83
 Acres 0
 Homestead Exemption No (50)
 Landlot/District N/A

[View Map](#)



Owner

[WOLF CREEK HUNTERS LLC](#)
 PO BOX 743
 CAIRO, GA 39828

Land

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
Residential	TRACT-LOT: 5550.00	Lot	0	0	0	0	1

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
1/8/2007	645 261		\$0	Unqualified - Vacant		WOLF CREEK HUNTERS LLC
7/21/2005	611 337		\$33,330	Land Market - Vacant	CLARK J NORWOOD	WOLF CREEK HUNTERS LLC
6/11/1997	413 104		\$0	Unqualified Sale	CLARK J NORWOOD	CLARK J NORWOOD
12/15/1976	159 505		\$0	Unqualified Sale		CLARK J NORWOOD &
12/15/1976	159		\$0	Unqualified Sale	CLARK J NORWOOD &	CLARK J NORWOOD

Valuation

	2022	2021	2020	2019	2018
Previous Value	\$5,550	\$5,550	\$5,550	\$5,550	\$5,550
Land Value	\$5,550	\$5,550	\$5,550	\$5,550	\$5,550
+ Improvement Value	\$0	\$0	\$0	\$0	\$0
+ Accessory Value	\$0	\$0	\$0	\$0	\$0
= Current Value	\$5,550	\$5,550	\$5,550	\$5,550	\$5,550

Photos



Tax Card Parcel - C017A037

 Grady County, GA

Summary

Parcel Number C017A037
 Location Address
 Legal Description N/A
 Class R3-Residential
 (Note: This is for tax purposes only. Not to be used for zoning.)
 Tax District CAIRO (District 01)
 Millage Rate 35.83
 Acres 0
 Homestead Exemption No (\$0)
 Landlot/District N/A

[View Map](#)



Owner

[WOLF CREEK HUNTERS LLC](#)
 PO BOX 743
 CAIRO, GA 39828

Land

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
Residential	TRACT-LOT: 5550.00	Lot	0	0	0	0	1

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
1/8/2007	645 261		\$0	Unqualified - Vacant		WOLF CREEK HUNTERS LLC
7/21/2005	61 337		\$33,330	Land Market - Vacant	CLARK J NORWOOD	WOLF CREEK HUNTERS LLC
6/11/1997	413 104		\$0	Unqualified Sale	CLARK J NORWOOD	CLARK J NORWOOD
12/15/1976	159 505		\$0	Unqualified Sale		CLARK J NORWOOD &
12/15/1976	159		\$0	Unqualified Sale	CLARK J NORWOOD &	CLARK J NORWOOD

Valuation

	2022	2021	2020	2019	2018
Previous Value	\$5,550	\$5,550	\$5,550	\$5,550	\$5,550
Land Value	\$5,550	\$5,550	\$5,550	\$5,550	\$5,550
+ Improvement Value	\$0	\$0	\$0	\$0	\$0
+ Accessory Value	\$0	\$0	\$0	\$0	\$0
= Current Value	\$5,550	\$5,550	\$5,550	\$5,550	\$5,550

Photos



Tax Card Parcel - C017A038

 **qPublic.net™** Grady County, GA

Summary

Parcel Number C017A038
 Location Address
 Legal Description N/A
 Class R3-Residential
 (Note: This is for tax purposes only. Not to be used for zoning.)
 Tax District CAIRO (District 01)
 Millage Rate 35.83
 Acres 0
 Homestead Exemption No (50)
 Landlot/District N/A

[View Map](#)



Owner

[WOLF CREEK HUNTERS LLC](#)
 PO BOX 743
 CAIRO, GA 39828

Land

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
Residential	TRACT-LOT: 5550.00	Lot	0	0	0	0	1

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
1/8/2007	645 261		\$0	Unqualified - Vacant		WOLF CREEK HUNTERS LLC
7/21/2005	611 337		\$33,330	Land Market - Vacant	CLARK J NORWOOD	WOLF CREEK HUNTERS LLC
6/11/1997	413 104		\$0	Unqualified Sale	CLARK J NORWOOD	CLARK J NORWOOD
12/15/1976	159 505		\$0	Unqualified Sale		CLARK J NORWOOD &
12/15/1976	159		\$0	Unqualified Sale	CLARK J NORWOOD &	CLARK J NORWOOD

Valuation

	2022	2021	2020	2019	2018
Previous Value	\$5,550	\$5,550	\$5,550	\$5,550	\$5,550
Land Value	\$5,550	\$5,550	\$5,550	\$5,550	\$5,550
+ Improvement Value	\$0	\$0	\$0	\$0	\$0
+ Accessory Value	\$0	\$0	\$0	\$0	\$0
= Current Value	\$5,550	\$5,550	\$5,550	\$5,550	\$5,550

Photos



Tax Card Parcel – C017A040

 **qPublic.net**™ Grady County, GA

Summary

Parcel Number C017A040
 Location Address N/A
 Legal Description R3-Residential
 Class (Note: This is for tax purposes only. Not to be used for zoning.)
 Tax District CAIRO (District 01)
 Millage Rate 35.83
 Acres 0
 Homestead Exemption No (S0)
 Landlot/District N/A

[View Map](#)



Owner

[WOLF CREEK HUNTERS LLC](#)
 PO BOX 743
 CAIRO, GA 39828

Land

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
Residential	TRACT-LOT: 5550.00	Lot	0	0	0	0	1

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
1/8/2007	645 261		\$0	Unqualified - Vacant		WOLF CREEK HUNTERS LLC
7/21/2005	611 337		\$33,330	Land Market - Vacant	CLARK J NORWOOD	WOLF CREEK HUNTERS LLC
6/11/1997	413 104		\$0	Unqualified - Vacant	CLARK J NORWOOD	CLARK J NORWOOD
7/14/1981	184 278		\$7,200	Land Market - Vacant		CLARK J NORWOOD &
7/14/1981	184		\$7,200	Land Market - Vacant	CLARK J NORWOOD &	CLARK J NORWOOD

Valuation

	2022	2021	2020	2019	2018
Previous Value	\$5,550	\$5,550	\$5,550	\$5,550	\$5,550
Land Value	\$5,550	\$5,550	\$5,550	\$5,550	\$5,550
+ Improvement Value	\$0	\$0	\$0	\$0	\$0
+ Accessory Value	\$0	\$0	\$0	\$0	\$0
= Current Value	\$5,550	\$5,550	\$5,550	\$5,550	\$5,550

Photos



Tax Card Parcel – C017A041

 Grady County, GA

Summary

Parcel Number C017A041
 Location Address N/A
 Legal Description R3-Residential
 Class (Note: This is for tax purposes only. Not to be used for zoning.)
 Tax District CAIRO (District 01)
 Millage Rate 35.83
 Acres 0
 Homestead Exemption No (50)
 Landlot/District N/A

[View Map](#)



Owner

[WOLF CREEK HUNTERS LLC](#)
 PO BOX 743
 CAIRO, GA 39828

Land

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
Residential	TRACT-LOT: 5550.00	Lot	0	0	0	0	1

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
1/8/2007	645 261		\$0	Unqualified - Vacant		WOLF CREEK HUNTERS LLC
7/21/2005	611 337		\$33,330	Land Market - Vacant	CLARK J NORWOOD	WOLF CREEK HUNTERS LLC
6/11/1997	413 104		\$0	Unqualified Sale	CLARK J NORWOOD	CLARK J NORWOOD
12/15/1976	159 505		\$0	Unqualified Sale		CLARK J NORWOOD &
12/15/1976	159		\$0	Unqualified Sale	CLARK J NORWOOD &	CLARK J NORWOOD

Valuation

	2022	2021	2020	2019	2018
Previous Value	\$5,550	\$5,550	\$5,550	\$5,550	\$5,550
Land Value	\$5,550	\$5,550	\$5,550	\$5,550	\$5,550
+ Improvement Value	\$0	\$0	\$0	\$0	\$0
+ Accessory Value	\$0	\$0	\$0	\$0	\$0
= Current Value	\$5,550	\$5,550	\$5,550	\$5,550	\$5,550

Photos



Tax Card Parcel – C017A043

 Grady County, GA

Summary

Parcel Number C017A043
 Location Address N/A
 Legal Description R3-Residential
 Class (Note: This is for tax purposes only. Not to be used for zoning.)
 Tax District CAIRO (District 01)
 Millage Rate 35.83
 Acres 0
 Homestead Exemption No (S0)
 Landlot/District N/A

[View Map](#)



Owner

[WOLF CREEK HUNTERS LLC](#)
 PO BOX 743
 CAIRO, GA 39828

Land

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
Residential	TRACT-LOT: 5550.00	Lot	0	0	0	0	1

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
1/8/2007	645 261		\$0	Unqualified - Vacant		WOLF CREEK HUNTERS LLC
7/21/2005	611 337		\$33,330	Land Market - Vacant	CLARK J NORWOOD	WOLF CREEK HUNTERS LLC
6/11/1997	413 104		\$0	Unqualified Sale	CLARK J NORWOOD	CLARK J NORWOOD
12/15/1976	159 505		\$0	Unqualified Sale	CLARK J NORWOOD &	CLARK J NORWOOD &
12/15/1976	159		\$0	Unqualified Sale	CLARK J NORWOOD &	CLARK J NORWOOD

Valuation

	2022	2021	2020	2019	2018
Previous Value	\$5,550	\$5,550	\$5,550	\$5,550	\$5,550
Land Value	\$5,550	\$5,550	\$5,550	\$5,550	\$5,550
+ Improvement Value	\$0	\$0	\$0	\$0	\$0
+ Accessory Value	\$0	\$0	\$0	\$0	\$0
= Current Value	\$5,550	\$5,550	\$5,550	\$5,550	\$5,550

Photos



Tax Card Parcel – C017A043

 Grady County, GA

Summary

Parcel Number C017A059
 Location Address LAKEWOOD DR SE
 Legal Description N/A
 Class R3-Residential
 (Note: This is for tax purposes only. Not to be used for zoning.)
 Tax District CAIRO (District 01)
 Millage Rate 35.83
 Acres 0
 Homestead Exemption No (S0)
 Landlot/District N/A

[View Map](#)



Owner

[WOLF CREEK HUNTERS LLC](#)
 PO BOX 743
 CAIRO, GA 39828

Land

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
Residential	TRACT-LOT: 14000.00	Lot	0	0	0	0	1

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
1/8/2007	645 261		\$0	Unqualified - Vacant		WOLF CREEK HUNTERS LLC
6/11/1997	413 104		\$0	Unqualified Sale	CLARK J NORWOOD	CLARK J NORWOOD
12/15/1976	159 505		\$0	Unqualified Sale		CLARK J NORWOOD &
12/15/1976	159		\$0	Unqualified Sale	CLARK J NORWOOD &	CLARK J NORWOOD

Valuation

	2022	2021	2020	2019	2018
Previous Value	\$14,000	\$14,000	\$14,000	\$14,000	\$14,000
Land Value	\$14,000	\$14,000	\$14,000	\$14,000	\$14,000
+ Improvement Value	\$0	\$0	\$0	\$0	\$0
+ Accessory Value	\$0	\$0	\$0	\$0	\$0
= Current Value	\$14,000	\$14,000	\$14,000	\$14,000	\$14,000

Photos



Tax Card Parcel – C0290148

 Grady County, GA

Summary

Parcel Number C0290148
Location Address SE BROOKWOOD DR
Legal Description N/A
Class R3-Residential
(Note: This is for tax purposes only. Not to be used for zoning.)
Tax District CAIRO (District 01)
Millage Rate 35.83
Acres 0
Homestead Exemption No (50)
Landlot/District N/A

[View Map](#)



Owner

[WOLF CREEK HUNTERS LLC](#)
 PO BOX 743
 CAIRO, GA 39828

Land

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
Residential	TRACT-LOT: 10000.00	Lot	0	0	0	0	1

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
1/8/2007	645 261		\$0	Unqualified - Vacant		WOLF CREEK HUNTERS LLC
7/21/2005	611 337		\$33,330	Land Market - Vacant	CLARK J NORWOOD	WOLF CREEK HUNTERS LLC
6/11/1997	413 104		\$0	Unqualified Sale	CLARK J NORWOOD	CLARK J NORWOOD
12/15/1976	159 505		\$0	Unqualified Sale		CLARK J NORWOOD & ETAL
12/15/1976	159		\$0	Unqualified Sale	CLARK J NORWOOD & ETAL	CLARK J NORWOOD

Valuation

	2022	2021	2020	2019	2018
Previous Value	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000
Land Value	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000
+ Improvement Value	\$0	\$0	\$0	\$0	\$0
+ Accessory Value	\$0	\$0	\$0	\$0	\$0
= Current Value	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000

Photos



Tax Card Parcel – C0290149

 Grady County, GA

Summary

Parcel Number C0290149
Location Address SE BROOKWOOD DR
Legal Description N/A
Class R3-Residential
(Note: This is for tax purposes only. Not to be used for zoning.)
Tax District CAIRO (District 01)
Millage Rate 35.83
Acres 0
Homestead Exemption No (\$0)
Landlot/District N/A

[View Map](#)



Owner

[WOLF CREEK HUNTERS LLC](#)
 PO BOX 743
 CAIRO, GA 39828

Land

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
Residential	TRACT-LOT: 10000.00	Lot	0	0	0	0	1

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
1/8/2007	645 261		\$0	Unqualified - Vacant		WOLF CREEK HUNTERS LLC
7/21/2005	611 337		\$33,330	Land Market - Vacant	CLARK J NORWOOD	WOLF CREEK HUNTERS LLC
6/11/1997	413 104		\$0	Unqualified Sale	CLARK J NORWOOD	CLARK J NORWOOD
12/15/1976	159 505		\$0	Unqualified Sale		CLARK J NORWOOD & ETAL
12/15/1976	159		\$0	Unqualified Sale	CLARK J NORWOOD & ETAL	CLARK J NORWOOD

Valuation

	2022	2021	2020	2019	2018
Previous Value	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000
Land Value	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000
+ Improvement Value	\$0	\$0	\$0	\$0	\$0
+ Accessory Value	\$0	\$0	\$0	\$0	\$0
= Current Value	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000

Photos



Tax Map Parcel C017A036



 **qPublic.net**™ Grady County, GA



Overview



Legend

-  Parcels
-  Roads

Parcel ID	C017A036	Owner	WOLF CREEK HUNTERS LLC	Last 2 Sales			
Class Code	Residential		PO BOX 743	Date	Price	Reason	Qual
Taxing District	CAIRO		CAIRO, GA 39828	1/8/2007	0	UV	U
Acres	n/a	Physical Address	n/a	7/21/2005	\$33330	LM	Q
		Assessed Value	Value \$5550				

(Note: Not to be used on legal documents)

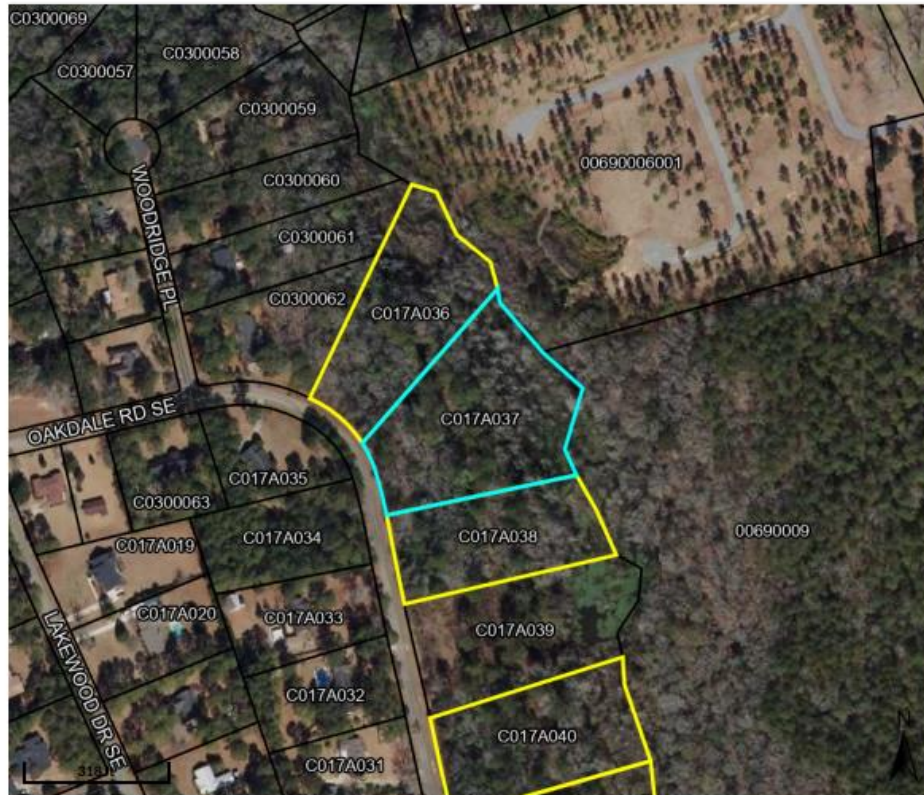
Date created: 5/26/2023

Last Data Uploaded: 5/25/2023 9:07:26 PM

Developed by  **Schneider**
GEOSPATIAL

Tax Map Parcel – C017A037

 qPublic.net™ Grady County, GA



Overview



Legend

-  Parcels
-  Roads

Parcel ID	C017A037	Owner	WOLF CREEK HUNTERS LLC	Last 2 Sales			
Class Code	Residential		PO BOX 743	Date	Price	Reason	Qual
Taxing District	CAIRO		CAIRO, GA 39828	1/8/2007	0	UV	U
Acres	n/a	Physical Address	n/a	7/21/2005	\$33330	LM	Q
		Assessed Value	Value \$5550				

(Note: Not to be used on legal documents)

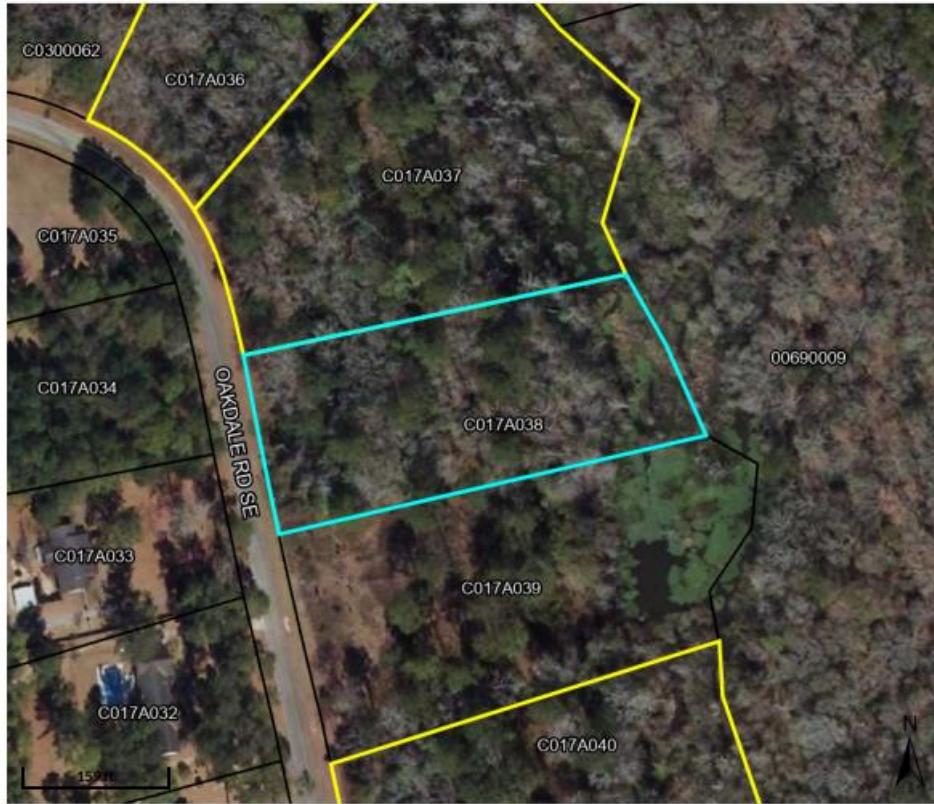
Date created: 5/26/2023

Last Data Uploaded: 5/25/2023 9:07:26 PM

Developed by  Schneider
GEOSPATIAL

Tax Map Parcel – C017A038

 Grady County, GA



Overview



Legend

-  Parcels
-  Roads

Parcel ID	C017A038	Owner	WOLF CREEK HUNTERS LLC	Last 2 Sales			
Class Code	Residential		PO BOX 743	Date	Price	Reason	Qual
Taxing District	CAIRO		CAIRO, GA 39828	1/8/2007	0	UV	U
Acres	n/a	Physical Address	n/a	7/21/2005	\$33330	LM	Q
		Assessed Value	Value \$5550				

(Note: Not to be used on legal documents)

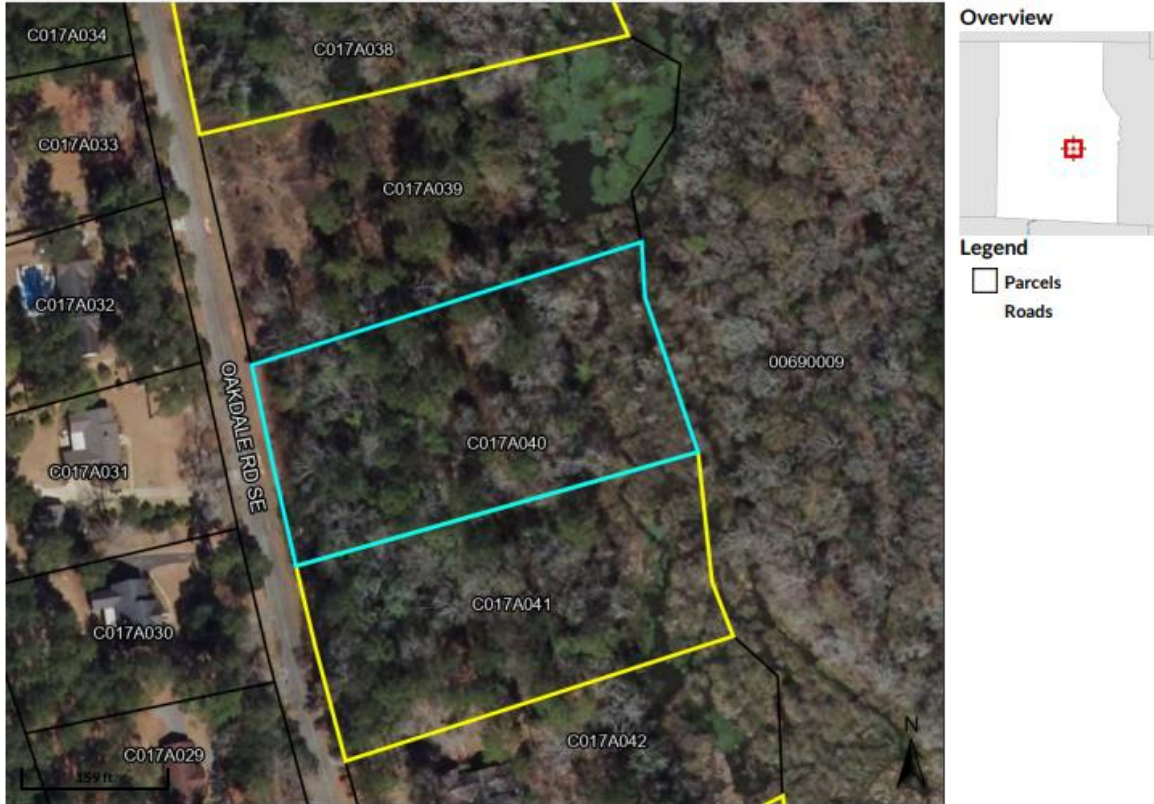
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Last Data Uploaded: 5/25/2023 9:07:26 PM

Developed by  Schneider
GEOSPATIAL

Tax Map Parcel – C017A040

 qPublic.net™ Grady County, GA



Parcel ID	C017A040	Owner	WOLF CREEK HUNTERS LLC	Last 2 Sales			
Class Code	Residential		PO BOX 743	Date	Price	Reason	Qual
Taxing District	CAIRO		CAIRO, GA 39828	1/8/2007	0	UV	U
Acres	n/a	Physical Address	n/a	7/21/2005	\$33330	LM	Q
		Assessed Value	Value \$5550				

(Note: Not to be used on legal documents)

Date created: 5/26/2023
Last Data Uploaded: 5/25/2023 9:07:26 PM

Developed by  Schneider
GEOSPATIAL

Tax Map Parcel – C017A041

 **qPublic.net™** Grady County, GA



Parcel ID	C017A041	Owner	WOLF CREEK HUNTERS LLC	Last 2 Sales			
Class Code	Residential		PO BOX 743	Date	Price	Reason	Qual
Taxing District	CAIRO		CAIRO, GA 39828	1/8/2007	0	UV	U
Acres	n/a	Physical Address	n/a	7/21/2005	\$33330	LM	Q
		Assessed Value	Value \$5550				

(Note: Not to be used on legal documents)

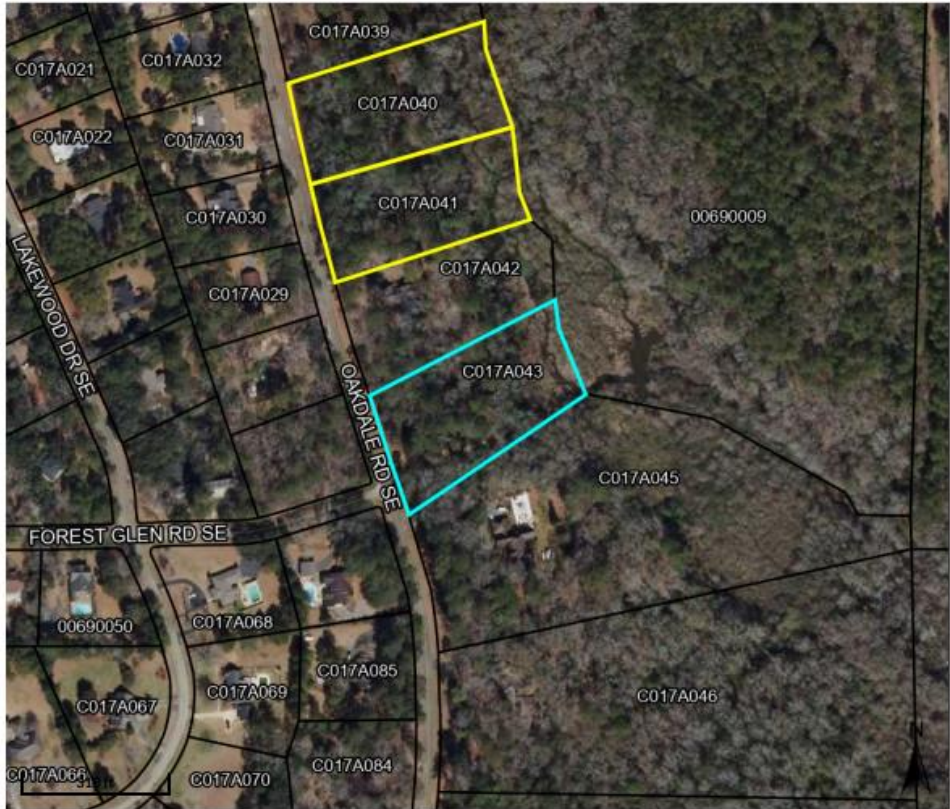
Date created: 5/26/2023

Last Data Uploaded: 5/25/2023 9:07:26 PM

Developed by  Schneider
GEOSPATIAL

Tax Map Parcel – C017A043

 Grady County, GA



Legend
 Parcels
 Roads

Parcel ID	C017A043	Owner	WOLF CREEK HUNTERS LLC	Last 2 Sales			
Class Code	Residential		PO BOX 743	Date	Price	Reason	Qual
Taxing District	CAIRO		CAIRO, GA 39828	1/8/2007	0	UV	U
Acres	n/a	Physical Address	n/a	7/21/2005	\$33330	LM	Q
		Assessed Value	Value \$5550				

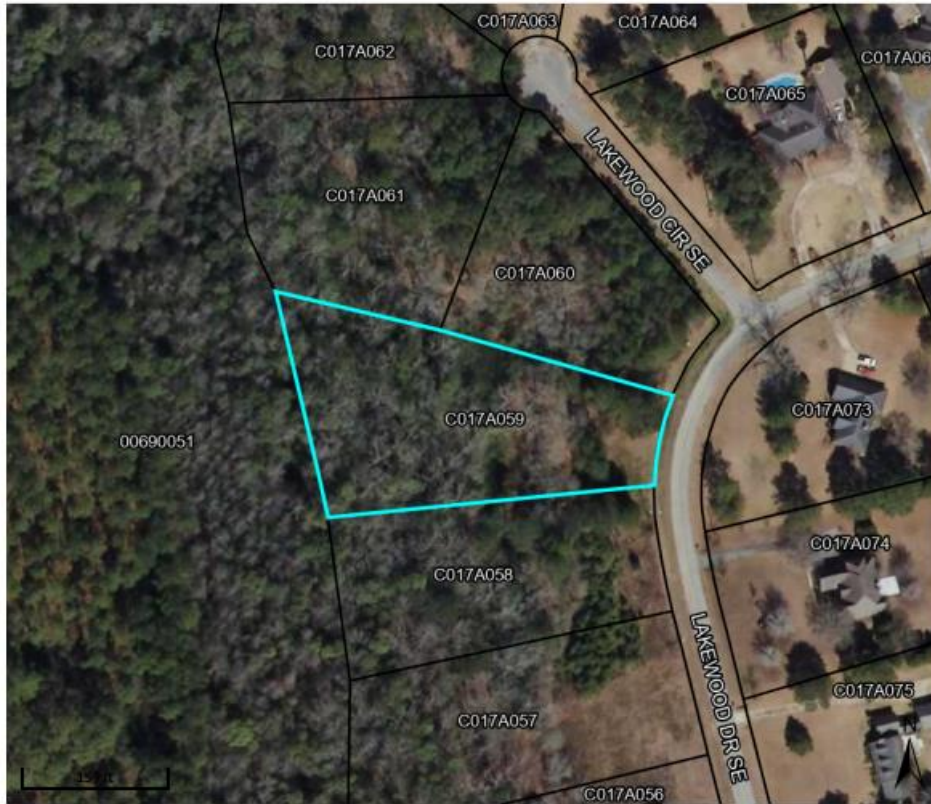
(Note: Not to be used on legal documents)

Date created: 5/26/2023
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Developed by  Schneider GEOSPATIAL

Tax Map Parcel – C017A059



 qPublic.net™ Grady County, GA



Overview



Legend

-  Parcels
-  Roads

Parcel ID	C017A059	Owner	WOLF CREEK HUNTERS LLC	Last 2 Sales			
Class Code	Residential		PO BOX 743	Date	Price	Reason	Qual
Taxing District	CAIRO		CAIRO, GA 39828	1/8/2007	0	UV	U
Acres	n/a	Physical Address	LAKEWOOD DR SE	6/11/1997	0	UK	U
		Assessed Value	Value \$14000				

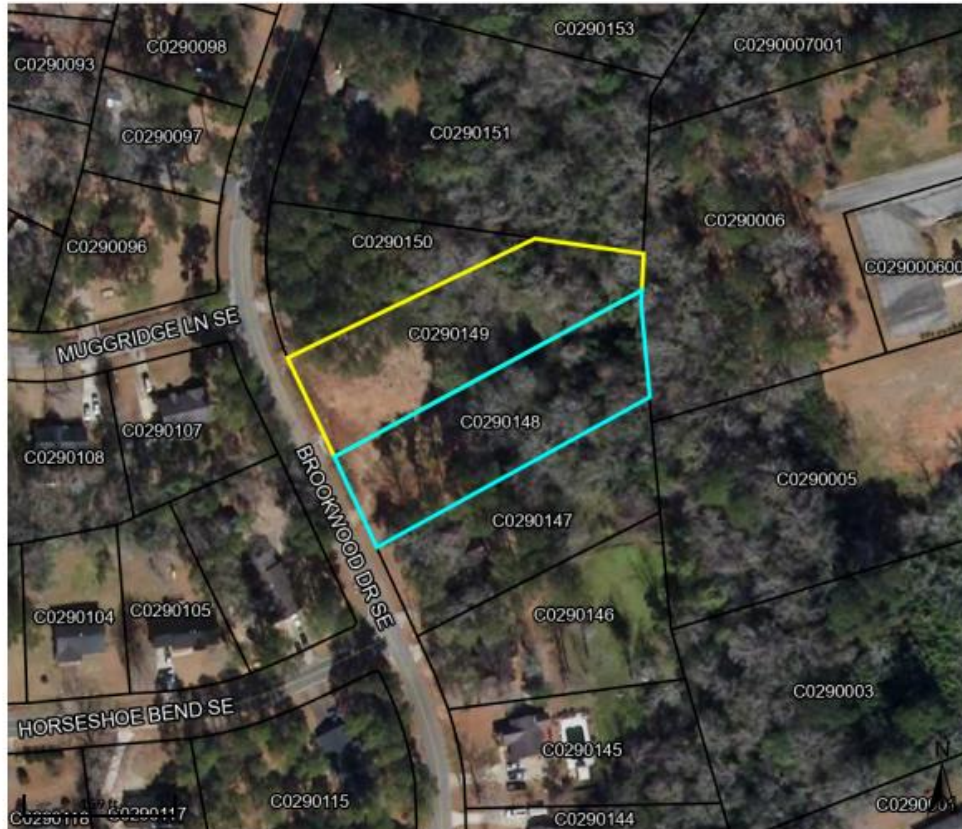
(Note: Not to be used on legal documents)

Date created: 5/26/2023
Last Data Uploaded: 5/25/2023 9:07:26 PM

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Tax Map Parcel – C0290148


 **qPublic.net™** Grady County, GA



Overview



Legend

-  Parcels
-  Roads

Parcel ID	C0290148	Owner	WOLF CREEK HUNTERS LLC	Last 2 Sales			
Class Code	Residential		PO BOX 743	Date	Price	Reason	Qual
Taxing District	CAIRO		CAIRO, GA 39828	1/8/2007	0	UV	U
Acres	n/a	Physical Address	SE BROOKWOOD DR	7/21/2005	\$33330	LM	Q
		Assessed Value	Value \$10000				

(Note: Not to be used on legal documents)

Date created: 5/26/2023

Last Data Uploaded: 5/25/2023 9:07:26 PM

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Tax Map Parcel – C0290149

 qPublic.net™ Grady County, GA



Overview



Legend

-  Parcels
-  Roads

Parcel ID	C0290149	Owner	WOLF CREEK HUNTERS LLC	Last 2 Sales			
Class Code	Residential		PO BOX 743	Date	Price	Reason	Qual
Taxing District	CAIRO		CAIRO, GA 39828	1/8/2007	0	UV	U
Acres	n/a	Physical Address	SE BROOKWOOD DR	7/21/2005	\$33330	LM	Q
		Assessed Value	Value \$10000				

(Note: Not to be used on legal documents)

Date created: 5/26/2023

Last Data Uploaded: 5/25/2023 9:07:26 PM

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2022 Tax Bill – C017A036

 qPublic.net™ Grady County, GA Tax Commissioner

Parcel Information

Tax Year 2022
 Bill Number 14213
 Account Number 596153
 Tax District 01
 Parcel Number C17A-36
 Building Value \$0.00
 Land Value \$5,550.00
 Acres 0.0000
 Fair Market Value \$5,550.00
 Brief Legal Description
 Situs Address

Owner

WOLF CREEK HUNTERS LLC
 PO BOX 743
 CAIRO, GA 39828

Taxing Entity	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax
STATE TAX	\$5,550.00	\$2,220.00	\$0.00	\$2,220.00	0.000			\$0.00
COUNTY TAX	\$5,550.00	\$2,220.00	\$0.00	\$2,220.00	20.644	\$45.83		\$38.59
SALES TAX CREDIT				\$2,220.00	-3.261		(\$7.24)	
SCHOOL TAX	\$5,550.00	\$2,220.00	\$0.00	\$2,220.00	13.400	\$29.75		\$29.75
CAIRO CITY TAX	\$5,550.00	\$2,220.00	\$0.00	\$2,220.00	13.951	\$30.97		\$17.14
CAIRO SALES TAX CREDIT	\$5,550.00	\$2,220.00	\$0.00	\$2,220.00	-6.230		(\$13.83)	\$0.00
TOTALS					38.504	\$106.55	(\$21.07)	\$85.48

Payment Information

Current Due	Current Due Date	Penalty	Interest	Other Fees	Previous Payment	Back Taxes	Total Due
85.48	12/27/2022	\$0.00	\$0.00	\$0.00	\$85.48	\$0.00	\$0.00

No data available for the following modules: Mobile Home Information.

The Grady County Tax Commissioner makes every effort to produce the most accurate information possible. No warranties, expressed or implied are provided for the data herein, its use or interpretation. The assessment information is from the last certified tax roll. All other data is subject to change.

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2022 Tax Bill – C017A037

 **qPublic.net™** Grady County, GA Tax Commissioner

Parcel Information

Tax Year 2022
 Bill Number 14214
 Account Number 596155
 Tax District 01
 Parcel Number C17A-37
 Building Value \$0.00
 Land Value \$5,550.00
 Acres 0.0000
 Fair Market Value \$5,550.00
 Brief Legal Description
 Situs Address

Owner

WOLF CREEK HUNTERS LLC
 PO BOX 743
 CAIRO, GA 39828

Taxing Entity	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax
STATE TAX	\$5,550.00	\$2,220.00	\$0.00	\$2,220.00	0.000			\$0.00
COUNTY TAX	\$5,550.00	\$2,220.00	\$0.00	\$2,220.00	20.644	\$45.83		\$38.59
SALES TAX CREDIT				\$2,220.00	-3.261		(\$7.24)	
SCHOOL TAX	\$5,550.00	\$2,220.00	\$0.00	\$2,220.00	13.400	\$29.75		\$29.75
CAIRO CITY TAX	\$5,550.00	\$2,220.00	\$0.00	\$2,220.00	13.951	\$30.97		\$17.14
CAIRO SALES TAX CREDIT	\$5,550.00	\$2,220.00	\$0.00	\$2,220.00	-6.230		(\$13.83)	\$0.00
TOTALS					38.504	\$106.55	(\$21.07)	\$85.48

Payment Information

Current Due	Current Due Date	Penalty	Interest	Other Fees	Previous Payment	Back Taxes	Total Due
85.48	12/27/2022	\$0.00	\$0.00	\$0.00	\$85.48	\$0.00	\$0.00

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Version 3.1.14

2022 Tax Bill – C017A038

 qPublic.net™ Grady County, GA Tax Commissioner

Parcel Information

Tax Year 2022
 Bill Number 14215
 Account Number 596161
 Tax District 01
 Parcel Number C17A-38
 Building Value \$0.00
 Land Value \$5,550.00
 Acres 0.0000
 Fair Market Value \$5,550.00
 Brief Legal Description
 Situs Address

Owner

WOLF CREEK HUNTERS LLC
 PO BOX 743
 CAIRO, GA 39828

Taxing Entity	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax
STATE TAX	\$5,550.00	\$2,220.00	\$0.00	\$2,220.00	0.000			\$0.00
COUNTY TAX	\$5,550.00	\$2,220.00	\$0.00	\$2,220.00	20.644	\$45.83		\$38.59
SALES TAX CREDIT				\$2,220.00	-3.261		(\$7.24)	
SCHOOL TAX	\$5,550.00	\$2,220.00	\$0.00	\$2,220.00	13.400	\$29.75		\$29.75
CAIRO CITY TAX	\$5,550.00	\$2,220.00	\$0.00	\$2,220.00	13.951	\$30.97		\$17.14
CAIRO SALES TAX CREDIT	\$5,550.00	\$2,220.00	\$0.00	\$2,220.00	-6.230		(\$13.83)	\$0.00
TOTALS					38.504	\$106.55	(\$21.07)	\$85.48

Payment Information

Current Due	Current Due Date	Penalty	Interest	Other Fees	Previous Payment	Back Taxes	Total Due
85.48	12/27/2022	\$0.00	\$0.00	\$0.00	\$85.48	\$0.00	\$0.00

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Version 3.1.14

2022 Tax Bill – C017A040

 Grady County, GA Tax Commissioner

Parcel Information

Tax Year 2022
 Bill Number 14216
 Account Number 596165
 Tax District 01
 Parcel Number C17A-40
 Building Value \$0.00
 Land Value \$5,550.00
 Acres 0.0000
 Fair Market Value \$5,550.00
 Brief Legal Description
 Situs Address

Owner

WOLF CREEK HUNTERS LLC
 PO BOX 743
 CAIRO, GA 39828

Taxing Entity	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax
STATE TAX	\$5,550.00	\$2,220.00	\$0.00	\$2,220.00	0.000			\$0.00
COUNTY TAX	\$5,550.00	\$2,220.00	\$0.00	\$2,220.00	20.644	\$45.83		\$38.59
SALES TAX CREDIT				\$2,220.00	-3.261		(\$7.24)	
SCHOOL TAX	\$5,550.00	\$2,220.00	\$0.00	\$2,220.00	13.400	\$29.75		\$29.75
CAIRO CITY TAX	\$5,550.00	\$2,220.00	\$0.00	\$2,220.00	13.951	\$30.97		\$17.14
CAIRO SALES TAX CREDIT	\$5,550.00	\$2,220.00	\$0.00	\$2,220.00	-6.230		(\$13.83)	\$0.00
TOTALS					38.504	\$106.55	(\$21.07)	\$85.48

Payment Information

Current Due	Current Due Date	Penalty	Interest	Other Fees	Previous Payment	Back Taxes	Total Due
85.48	12/27/2022	\$0.00	\$0.00	\$0.00	\$85.48	\$0.00	\$0.00

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2022 Tax Bill – C017A041

 Grady County, GA Tax Commissioner

Parcel Information

Tax Year 2022
 Bill Number 14217
 Account Number 596168
 Tax District 01
 Parcel Number C17A-41
 Building Value \$0.00
 Land Value \$5,550.00
 Acres 0.0000
 Fair Market Value \$5,550.00
 Brief Legal Description
 Situs Address

Owner

WOLF CREEK HUNTERS LLC
 PO BOX 743
 CAIRO, GA 39828

Taxing Entity	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax
STATE TAX	\$5,550.00	\$2,220.00	\$0.00	\$2,220.00	0.000			\$0.00
COUNTY TAX	\$5,550.00	\$2,220.00	\$0.00	\$2,220.00	20.644	\$45.83		\$38.59
SALES TAX CREDIT				\$2,220.00	-3.261		(\$7.24)	
SCHOOL TAX	\$5,550.00	\$2,220.00	\$0.00	\$2,220.00	13.400	\$29.75		\$29.75
CAIRO CITY TAX	\$5,550.00	\$2,220.00	\$0.00	\$2,220.00	13.951	\$30.97		\$17.14
CAIRO SALES TAX CREDIT	\$5,550.00	\$2,220.00	\$0.00	\$2,220.00	-6.230		(\$13.83)	\$0.00
TOTALS					38.504	\$106.55	(\$21.07)	\$85.48

Payment Information

Current Due	Current Due Date	Penalty	Interest	Other Fees	Previous Payment	Back Taxes	Total Due
85.48	12/27/2022	\$0.00	\$0.00	\$0.00	\$85.48	\$0.00	\$0.00

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2022 Tax Bill – C017A043

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Parcel Information

Tax Year 2022
 Bill Number 14218
 Account Number 596169
 Tax District 01
 Parcel Number C17A-43
 Building Value \$0.00
 Land Value \$5,550.00
 Acres 0.0000
 Fair Market Value \$5,550.00
 Brief Legal Description
 Situs Address

Owner

WOLF CREEK HUNTERS LLC
 PO BOX 743
 CAIRO, GA 39828

Taxing Entity	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax
STATE TAX	\$5,550.00	\$2,220.00	\$0.00	\$2,220.00	0.000			\$0.00
COUNTY TAX	\$5,550.00	\$2,220.00	\$0.00	\$2,220.00	20.644	\$45.83		\$38.59
SALES TAX CREDIT				\$2,220.00	-3.261		(\$7.24)	
SCHOOL TAX	\$5,550.00	\$2,220.00	\$0.00	\$2,220.00	13.400	\$29.75		\$29.75
CAIRO CITY TAX	\$5,550.00	\$2,220.00	\$0.00	\$2,220.00	13.951	\$30.97		\$17.14
CAIRO SALES TAX CREDIT	\$5,550.00	\$2,220.00	\$0.00	\$2,220.00	-6.230		(\$13.83)	\$0.00
TOTALS					38.504	\$106.55	(\$21.07)	\$85.48

Payment Information

Current Due	Current Due Date	Penalty	Interest	Other Fees	Previous Payment	Back Taxes	Total Due
85.48	12/27/2022	\$0.00	\$0.00	\$0.00	\$85.48	\$0.00	\$0.00

No data available for the following modules: Mobile Home Information.

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2022 Tax Bill – C017A059

 Grady County, GA Tax Commissioner

Parcel Information

Tax Year 2022
 Bill Number 14219
 Account Number 596152
 Tax District 01
 Parcel Number C17A-59
 Building Value \$0.00
 Land Value \$14,000.00
 Acres 0.0000
 Fair Market Value \$14,000.00
 Brief Legal Description
 Situs Address LAKEWOOD DR SE

Owner

WOLF CREEK HUNTERS LLC
 PO BOX 743
 CAIRO, GA 39828

Taxing Entity	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax
STATE TAX	\$14,000.00	\$5,600.00	\$0.00	\$5,600.00	0.000			\$0.00
COUNTY TAX	\$14,000.00	\$5,600.00	\$0.00	\$5,600.00	20.644	\$115.61		\$97.35
SALES TAX CREDIT				\$5,600.00	-3.261		(\$18.26)	
SCHOOL TAX	\$14,000.00	\$5,600.00	\$0.00	\$5,600.00	13.400	\$75.04		\$75.04
CAIRO CITY TAX	\$14,000.00	\$5,600.00	\$0.00	\$5,600.00	13.951	\$78.13		\$43.24
CAIRO SALES TAX CREDIT	\$14,000.00	\$5,600.00	\$0.00	\$5,600.00	-6.230		(\$34.89)	\$0.00
TOTALS					38.504	\$268.78	(\$53.15)	\$215.63

Payment Information

Current Due	Current Due Date	Penalty	Interest	Other Fees	Previous Payment	Back Taxes	Total Due
215.63	12/27/2022	\$0.00	\$0.00	\$0.00	\$215.63	\$0.00	\$0.00

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2022 Tax Bill – C0290148

 **qPublic.net™** Grady County, GA Tax Commissioner

Parcel Information

Tax Year 2022
 Bill Number 14220
 Account Number 596170
 Tax District 01
 Parcel Number C29-148
 Building Value \$0.00
 Land Value \$10,000.00
 Acres 0.0000
 Fair Market Value \$10,000.00
 Brief Legal Description
 Situs Address SE BROOKWOOD DR

Owner

WOLF CREEK HUNTERS LLC
 PO BOX 743
 CAIRO, GA 39828

Taxing Entity	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax
STATE TAX	\$10,000.00	\$4,000.00	\$0.00	\$4,000.00	0.000			\$0.00
COUNTY TAX	\$10,000.00	\$4,000.00	\$0.00	\$4,000.00	20.644	\$82.58		\$69.54
SALES TAX CREDIT				\$4,000.00	-3.261		(\$13.04)	
SCHOOL TAX	\$10,000.00	\$4,000.00	\$0.00	\$4,000.00	13.400	\$53.60		\$53.60
CAIRO CITY TAX	\$10,000.00	\$4,000.00	\$0.00	\$4,000.00	13.951	\$55.80		\$30.88
CAIRO SALES TAX CREDIT	\$10,000.00	\$4,000.00	\$0.00	\$4,000.00	-6.230		(\$24.92)	\$0.00
TOTALS					38.504	\$191.98	(\$37.96)	\$154.02

Payment Information

Current Due	Current Due Date	Penalty	Interest	Other Fees	Previous Payment	Back Taxes	Total Due
154.02	12/27/2022	\$0.00	\$0.00	\$0.00	\$154.02	\$0.00	\$0.00

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2022 Tax Bill – C0290149

 qPublic.net™ Grady County, GA Tax Commissioner

Parcel Information

Tax Year 2022
 Bill Number 14221
 Account Number 596171
 Tax District 01
 Parcel Number C29-149
 Building Value \$0.00
 Land Value \$10,000.00
 Acres 0.0000
 Fair Market Value \$10,000.00
 Brief Legal Description
 Situs Address SE BROOKWOOD DR

Owner

WOLF CREEK HUNTERS LLC
 PO BOX 743
 CAIRO, GA 39828

Taxing Entity	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax
STATE TAX	\$10,000.00	\$4,000.00	\$0.00	\$4,000.00	0.000			\$0.00
COUNTY TAX	\$10,000.00	\$4,000.00	\$0.00	\$4,000.00	20.644	\$82.58		\$69.54
SALES TAX CREDIT				\$4,000.00	-3.261		(\$13.04)	
SCHOOL TAX	\$10,000.00	\$4,000.00	\$0.00	\$4,000.00	13.400	\$53.60		\$53.60
CAIRO CITY TAX	\$10,000.00	\$4,000.00	\$0.00	\$4,000.00	13.951	\$55.80		\$30.88
CAIRO SALES TAX CREDIT	\$10,000.00	\$4,000.00	\$0.00	\$4,000.00	-6.230		(\$24.92)	\$0.00
TOTALS					38.504	\$191.98	(\$37.96)	\$154.02

Payment Information

Current Due	Current Due Date	Penalty	Interest	Other Fees	Previous Payment	Back Taxes	Total Due
154.02	12/27/2022	\$0.00	\$0.00	\$0.00	\$154.02	\$0.00	\$0.00

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Legal Description – Page 1

DEED BOOK - 645 PAGE 261

GRADY COUNTY GEORGIA
FILED IN OFFICE

2007 JAN -8 PM 12: 50

ANNETTE H. ALRED
CLERK
SUPERIOR STATE COURT

GRADY COUNTY GEORGIA
REAL ESTATE TRANSFER TAX

PREPARED BY AND RETURN TO:
Chason & Willett
P.O. Box 743
Cairo GA 39828

Paid \$ 0
Date 1-8-07
PT-61-065 2007-000010

Anneta Willett
Deputy Clerk of Superior Court

CORRECTIVE WARRANTY DEED

STATE OF GEORGIA
COUNTY OF GRADY:

THIS INDENTURE, made and entered into the ____ day of October, in the year of our Lord, Two Thousand and Six between, CHARLES DANIEL BLACKSHEAR, JR., BONNY BLACKSHEAR DOROUGH, AND WILLIAM T. DIVINE, JR. AS CO-TRUSTEES UNDER ITEM V OF THE LAST WILL AND TESTAMENT OF C. DAN BLACKSHEAR, DECEASED, CHARLES F. CLARK, as EXECUTOR OF THE LAST WILL AND TESTAMENT OF J. NORWOOD CLARK, DECEASED and J. RICHARD PORTER, III, of the first part, herein called, "Grantor", and WOLF CREEK HUNTERS LLC, a Georgia Limited Liability Company, of the second part, herein called "Grantee";

WITNESSETH: That the party of the first part, for and in consideration of TEN DOLLARS & OTHER VALUABLE CONSIDERATION, in hand paid, the receipt whereof is hereby acknowledged, hath granted, sold and conveyed unto the said WOLF CREEK HUNTERS LLC, its successors and assigns, all those tracts or parcels of land situated, lying and being in the County of Grady as follows:

Tract 1:

All those tracts or parcels of land, together with all improvements located thereon, lying and being in the City of Cairo, Grady County, Georgia, being Lots 1, 2, 3, 5, 6, 8, 24, 26 and 27 of Block C of Hadley Ferry Estates, Second Addition, as shown on that plat of survey of said subdivision recorded in Plat Book 15, page 40, Grady County Records, hereby incorporated into and made a part hereof by this express reference.

Less and Except that portion of Lot 9 conveyed to Charles A. Thomas and Chloe L. Thomas by Warranty Deed recorded in Deed Book 254, Pages 210-211, Grady County Land Records.

This conveyance is subject to restrictions and protective covenants of said subdivision as recorded in Deed Book 174, pages 321-37, Grady County Records.

Legal Description – Page 2

DEED
BOOK - 645 PAGE 262

Tract 2:

All those tracts or parcels of land together with all improvements located thereon, lying and being in the City of Cairo, Grady county, Georgia, being Lot 7 and Lot 8 of Block A of Hidden Acres Subdivision, according to that plat of said subdivision recorded in Plat Book 13, Page 178, Grady County Land Records, Reference to said plat of survey being made to incorporate same herein by reference.

The purpose of this deed is to correct the legal description in that warranty deed between the parties recorded in Deed Book 611, Pages 337-339, Grady County Land Records wherein Lots 24, 26 and 27 were inadvertently left off.

The individual Grantor, as to his undivided interest, warrants and will forever defend the right and title to the described property against the claims of all persons whomsoever. The Trustees and Executor warrant that they are the Trustees of the Trust referred to herein; and the Estate referred to herein; that they have in all respects acted in making this conveyance pursuant to the authority granted to them as Trustees of said Trust and as Executor of said Will; that they have not acted or failed to act in any manner as Trustee or Executor whereby the above described property is now, or may at any time hereafter, be impeached, charged or encumbered; and that this conveyance is intended to and does hereby convey to Grantee all the right, title and interest in the above described property held by the Trustee Grantors as said Trustees of the aforesaid Trust and as Executor of the aforesaid Estate.

IN TESTIMONY WHEREOF, CHARLES DANIEL BLACKSHEAR, JR., BONNY BLACKSHEAR DOROUGH, AND WILLIAM T. DIVINE, JR. AS CO-TRUSTEES UNDER ITEM V OF THE LAST WILL AND TESTAMENT OF C. DAN BLACKSHEAR, DECEASED, CHARLES F. CLARK AS EXECUTOR OF THE ESTATE OF J. NORWOOD CLARK, DECEASED AND J. RICHARD PORTER, III hath hereunto set their hands and seal the day and year above written.

Legal Description – Page 3

DEED BOOK - 645 PAGE 263

William T. Divine, Jr. (SEAL)
 WILLIAM T. DIVINE, JR.

As Co-Trustee under Item V of the
 Last Will and Testament of

C. DAN BLACKSHEAR, deceased
Charles Daniel Blackshear, Jr. (SEAL)
 CHARLES DANIEL BLACKSHEAR, JR.

As Co-Trustee under Item V of the
 Last Will and Testament of

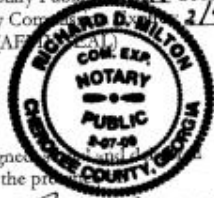
C. DAN BLACKSHEAR, deceased
Bonny Blackshear Dorrough (SEAL)
 BONNY BLACKSHEAR DOROUGH

As Co-Trustee under Item V of the
 Last Will and Testament of
 C. DAN BLACKSHEAR, deceased

Signed, sealed and delivered
 in the presence of:
Henry J. Howard
 Witness
Michael J. Howard
 Notary Public, Clayton County, GA
 (AFFIX SEAL) 10-10-10

CLF Clark (SEAL)
 CHARLES F. CLARK as Executor
 of the Estate of J. NORWOOD CLARK

Signed, sealed and delivered
 in the presence of:
Marjorie Clark - NO related
 Witness
Richard D. Wilton
 Notary Public, Clayton County, GA
 My Commission Expires: 2/7/09
 (AFFIX SEAL)



J. Richard Porter, III (SEAL)
 J. RICHARD PORTER, III

Signed
 in the presence of:
Angie R. Mollen
 Witness
Christy Childs Graye
 Notary Public, Clayton County, GA
 My Commission Expires: 11-09-09
 (AFFIX SEAL)



Less Than Except – C017A043

Page 1

- 210

WARRANTY DEED AND EXECUTORS' DEED UNDER POWER

GEORGIA, GRADY COUNTY.

THIS INDENTURE, made this 20 day of February, 1990, between **THE CITIZENS AND SOUTHERN TRUST COMPANY (GEORGIA) N.A.** and **WILLIAM T. DIVINE, JR., AS CO-EXECUTORS OF THE LAST WILL AND TESTAMENT OF C. DAN BLACKSHEAR, DECEASED, J. NORWOOD CLARK and J. RICHARD PORTER, III,** of the first part, herein called "Grantors", and **CHARLES A. THOMAS and CHLOE L. THOMAS** of the second part, herein called "Grantee";

WITNESSETH: That the Grantors for and in consideration of the sum of TEN AND NO/100 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, have granted, bargained, sold and conveyed and by these presents do grant unto the parties of the second part for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, and to the heirs and assigns of said survivor, all the tract or parcel of land, situate, lying and being in the County of Grady as follows:

A tract or parcel of land in the City of Cairo, Grady County, Georgia, located on Land Lots 99 and 102 in the 18th District of Grady County, Georgia, and being all of Lot 10 and the southern portion of Lot 9 of the Radley Ferry Estates, Second Addition, according to that plat of survey of said subdivision recorded in Plat Book 15, Page 40, Grady County Records, referral to said plat of survey being made to incorporate same herein by reference thereto, and more fully described as follows: starting at the northeast corner of Land Lot 102, and run thence north 89 degrees 40 minutes 21 seconds west 120.18 feet, thence north 10 degrees 48 minutes 32 seconds west 40.71 feet, thence north 47 degrees 17 minutes 32 seconds west 75.94 feet, thence north 51 degrees 59 minutes 02 seconds west 196.13 feet, thence north 51 degrees 59 minutes 02 seconds west 89.04 feet, thence north 68 degrees 02 minutes 19 seconds west 92.96 feet, thence south 66 degrees 28 minutes 18 seconds west 575.13 feet to the east margin of Oakdale Road, thence south 18 degrees 35 minutes 17 seconds east 85.24 feet to the southwest corner of Lot No. 9 (also the northwest corner of Lot No. 10), thence along the east margin of Oakdale Road south 09 degrees 32 minutes 44 seconds east a chord distance of 210.09 feet to the southwest corner of said Lot No. 10, thence north 80 degrees 49 minutes 58 seconds east 973.01 feet, thence north 00 degrees 44 minutes 32 seconds west 59.98 feet to the point of beginning.

RECORDED
254 FEB 25 210

D100-000.D09

GRADY COUNTY, GEORGIA
 CLERK OF SUPERIOR COURT
 CONF. 25 FEB 1990

17.50
 FEB 25 1990
Reba Perkins
 Notary Public

DIVINE, WILSON, DENISO,
 RAULLETON & FIELDS
 ATTORNEYS AT LAW
 800N JACKSON STREET
 POST OFFICE BOX 104
 ALBANY, GEORGIA
 31705-0001

Less Than Except – C017A043

Page 2

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Said lands being more fully shown and delineated on a plat of survey for Charles A. Thomas and Chloe Thomas as prepared by Wallace Long Hambrick, Georgia Registered Surveyor No. 1375, dated February 4, 1990, as recorded in Plat Book 24, Page 136, Grady County Records.

This conveyance is subject to the restrictions on said subdivision dated September 14, 1978, and recorded in Deed Book 174, Pages 221-27, Grady County Records.

Subject, also, to the easements as shown on the aforesaid subdivision plat and is further subject to outstanding mineral rights.

The Citizens and Southern Trust Company (Georgia), N.A. and William T. Divine, Jr., as Co-Executors of the Last Will and Testament of C. Dan Blackshear, execute this deed pursuant to the power and authority granted in the Will of C. Dan Blackshear, as probated in Solemn Form, as shown in Will Book 26, Pages 46-62, in the office of Probate Court of Dougherty County, Georgia, certified copies of the Last Will and Testament and Letters Testamentary being on file in the office of Clerk of Superior Court of Grady County, Georgia, in Deed Book 254, Pages 111, Grady County Records. ³³³

Grantees to pay 1990 ad valorem taxes.

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 said parties of the second part, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple together with every contingent remainder and right of reversion, and to the heirs and assigns of said survivor. It being the intent and purpose of this deed to convey title to said lands unto the Grantees herein as joint tenants with right of survivorship as defined and created by Georgia Laws 1976, Pages 1438-1439, as amended, (O.C.G.A. §44-6-190).

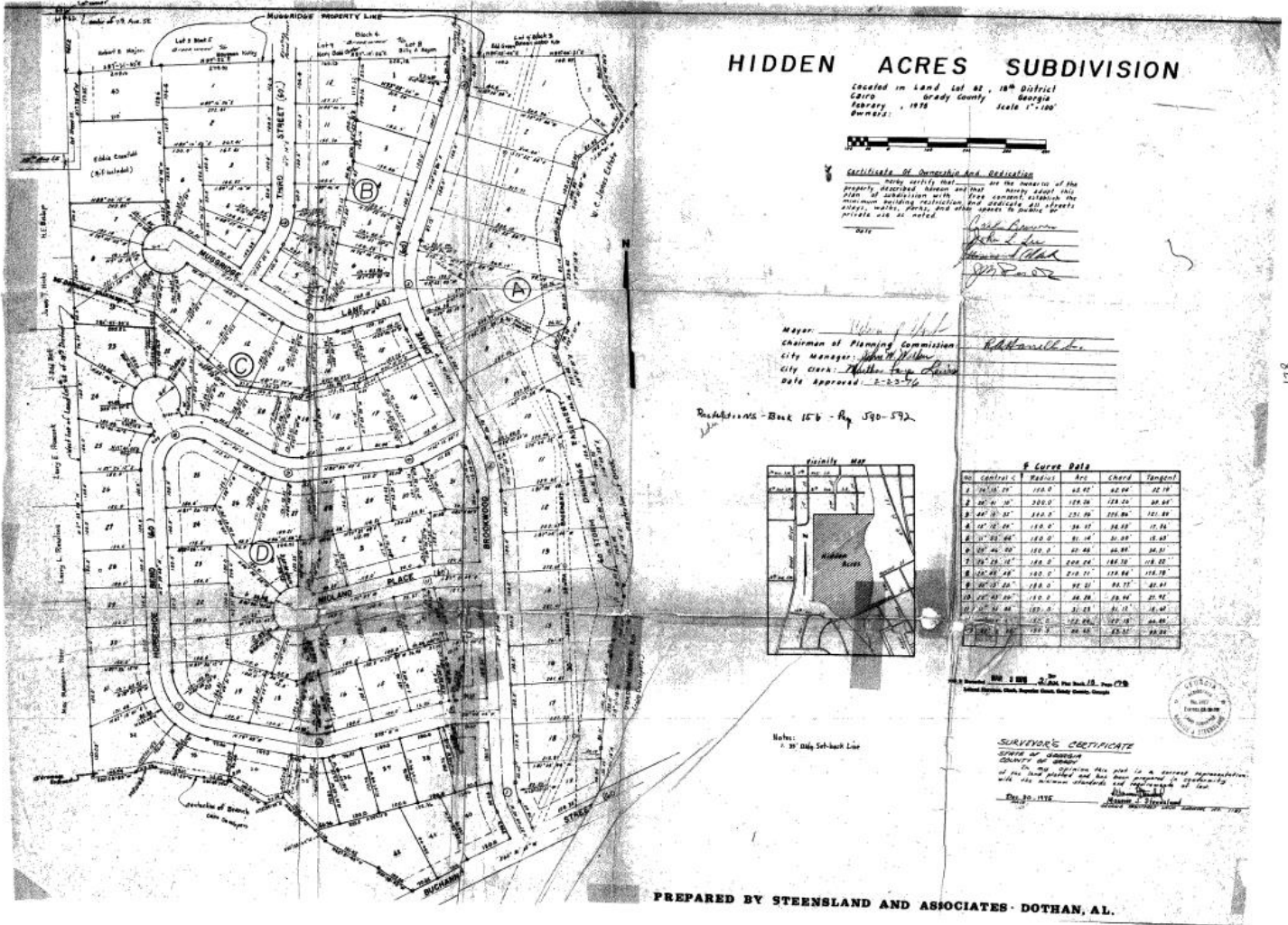
And individual Grantors and the heirs, executors, administrators, successors and assigns of individual Grantors, warrant the title to the said bargained premises against the claim of all and every other person or persons whatsoever, and shall and will warrant and forever defend the title to said bargained premises by virtue of these presents. Co-Executors execute this deed without warranty of title and convey the interest of said decedent to Grantee to have and to hold the same

DIVINE, WILKIN, DENSO,
RAALPERSON & FIELDS
ATTORNEYS AT LAW
800 N. JACKSON STREET
POST OFFICE BOX 84
ALBANY, GEORGIA
31708-0084

D100-000.D09

211 ²

Plat - Page 1



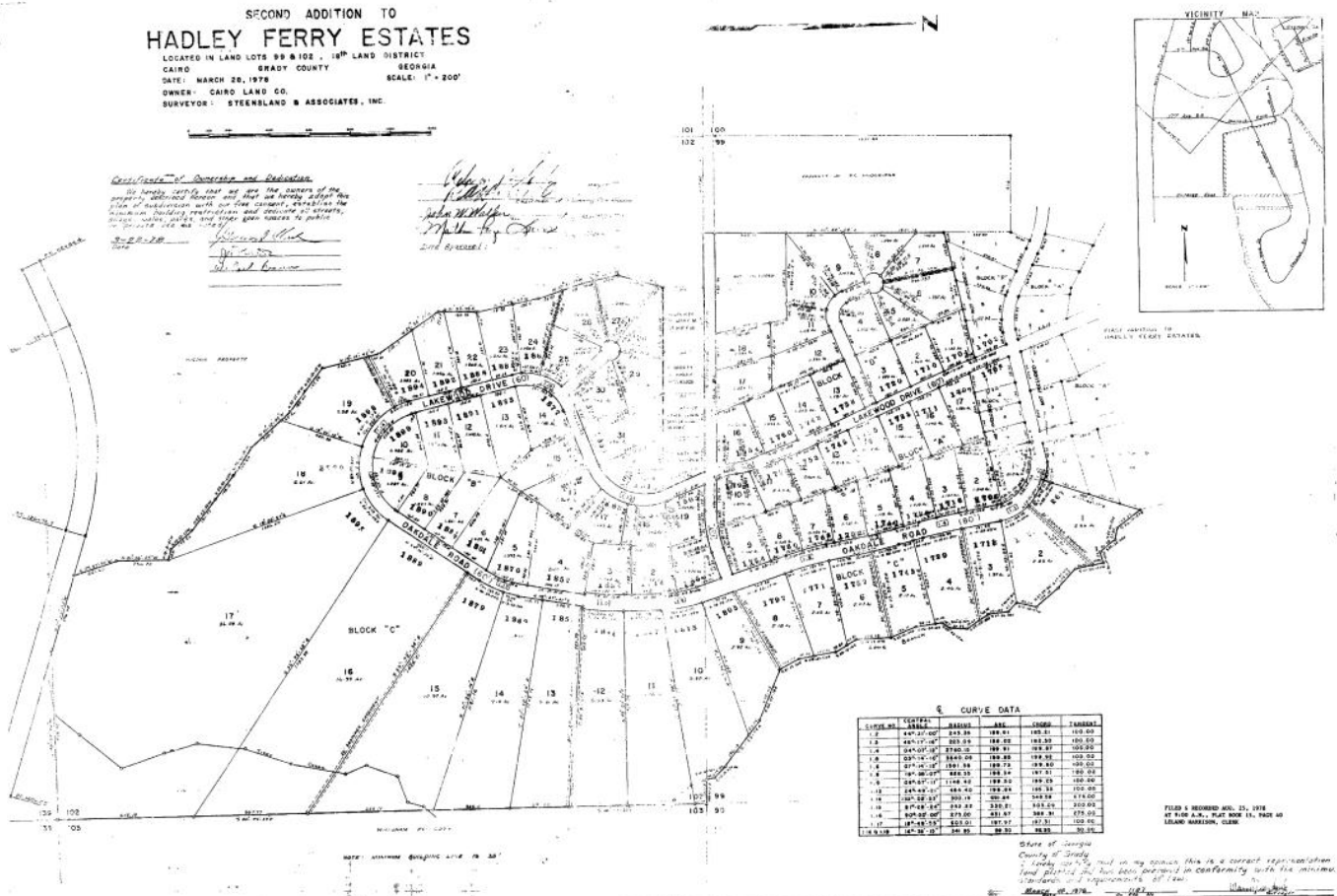
Plat – Page 2

SECOND ADDITION TO
HADLEY FERRY ESTATES

LOCATED IN LAND LOTS 99 & 102, 18TH LAND DISTRICT
 CAIRO GRADY COUNTY GEORGIA
 DATE: MARCH 28, 1978 SCALE: 1" = 200'
 OWNER: CAIRO LAND CO.
 SURVEYOR: STEENSLAND & ASSOCIATES, INC.

Certificate of Accuracy and Definition
 We hereby certify that we are the owners of the
 property described herein and that we hereby adopt this
 plan of subdivision with our true consent, certifying the
 accuracy, defining restrictions and division of interests,
 survey, water, utility, and other open spaces to public
 use, and all other things.
 Signature: [Signature]
 Name: [Name]
 Title: [Title]

Witness
[Signature]
[Signature]
 and approved:
[Signature]



CURVE DATA

STATION	CHORD	ARC	CHORD	TANGENT
1+00.00	243.86	189.81	189.81	189.81
1+20.00	309.68	189.81	189.81	189.81
1+40.00	375.50	189.81	189.81	189.81
1+60.00	441.32	189.81	189.81	189.81
1+80.00	507.14	189.81	189.81	189.81
2+00.00	572.96	189.81	189.81	189.81
2+20.00	638.78	189.81	189.81	189.81
2+40.00	704.60	189.81	189.81	189.81
2+60.00	770.42	189.81	189.81	189.81
2+80.00	836.24	189.81	189.81	189.81
3+00.00	902.06	189.81	189.81	189.81
3+20.00	967.88	189.81	189.81	189.81
3+40.00	1033.70	189.81	189.81	189.81
3+60.00	1099.52	189.81	189.81	189.81
3+80.00	1165.34	189.81	189.81	189.81
4+00.00	1231.16	189.81	189.81	189.81
4+20.00	1296.98	189.81	189.81	189.81
4+40.00	1362.80	189.81	189.81	189.81
4+60.00	1428.62	189.81	189.81	189.81
4+80.00	1494.44	189.81	189.81	189.81
5+00.00	1560.26	189.81	189.81	189.81
5+20.00	1626.08	189.81	189.81	189.81
5+40.00	1691.90	189.81	189.81	189.81
5+60.00	1757.72	189.81	189.81	189.81
5+80.00	1823.54	189.81	189.81	189.81
6+00.00	1889.36	189.81	189.81	189.81
6+20.00	1955.18	189.81	189.81	189.81
6+40.00	2021.00	189.81	189.81	189.81
6+60.00	2086.82	189.81	189.81	189.81
6+80.00	2152.64	189.81	189.81	189.81
7+00.00	2218.46	189.81	189.81	189.81
7+20.00	2284.28	189.81	189.81	189.81
7+40.00	2350.10	189.81	189.81	189.81
7+60.00	2415.92	189.81	189.81	189.81
7+80.00	2481.74	189.81	189.81	189.81
8+00.00	2547.56	189.81	189.81	189.81
8+20.00	2613.38	189.81	189.81	189.81
8+40.00	2679.20	189.81	189.81	189.81
8+60.00	2745.02	189.81	189.81	189.81
8+80.00	2810.84	189.81	189.81	189.81
9+00.00	2876.66	189.81	189.81	189.81
9+20.00	2942.48	189.81	189.81	189.81
9+40.00	3008.30	189.81	189.81	189.81
9+60.00	3074.12	189.81	189.81	189.81
9+80.00	3139.94	189.81	189.81	189.81
10+00.00	3205.76	189.81	189.81	189.81

FILED & RECORDED APR. 21, 1978
 AT CAIRO, ALA., PLAT BOOK 14, PAGE 40
 (CAIRO, ALA., CLERK)

State of Georgia
 County of Grady
 I, Surveyor, do hereby certify that this is a correct representation
 of the original plan, and has been prepared in conformity with the minimum
 standards and requirements of law.
 Date: 03/28/78

Subdivision Lot Restrictions – Page 1

Hadley Ferry Estates

174/321

HADLEY-FERRY ESTATES SUBDIVISION
SECOND ADDITION

STATE OF GEORGIA:

COUNTY OF GRADY:

THIS DECLARATION OF PROTECTIVE COVENANTS made and published this 14th day of Sept., 1978, by J. Norwood Clark, W. Carl Brown and J. Richard Porter III, hereinafter referred to as "Developers".

WITNESSETH THAT:

WHEREAS, said Developers own the Subdivision known as Hadley-Ferry Estates Subdivision, Second Addition, being a subdivision of all those certain lots, tracts, or parcels of land situate, lying and being in the City of Cairo, Grady County, Georgia, and being all of the lots shown by plat of Steensland & Wheat Engineering Company dated March 28, 1978, and recorded in Plat Book 15, page 40, in the office of the Clerk of Superior Court of Grady County, Georgia, and

WHEREAS, it is to the interest, benefit, and advantage of said owner and to each and every person who shall hereafter purchase any lot in said subdivision that said Protective Covenants governing and regulating the use and occupancy of same be established, set forth, and declared to be covenants running with the land, reserving in Developers, or their successors, the right and privilege to alter or change said Protective Covenants when deemed advisable for the best interest of the subdivision.

NOW, THEREFORE, for and in consideration of the premises and of the benefits to be derived by said owner and each and every subsequent owner of any of the lots in said subdivision, said Developers do hereby set up, establish, promulgate, and declare the following Protective Covenants to apply to all of said lots, and to all persons owning said lots or any of them hereafter; these Protective Covenants shall become effective immediately and run with the land and shall be binding on all persons claiming under and through Developers until twenty (20) years from the date these Protective Covenants are recorded, at which time said covenants may be extended or terminated in whole or in part as hereinafter provided:

Subdivision Lot Restrictions – Page 2

Hadley Ferry Estate

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1. LAND USE. No lot shall be used for other than residential purposes. No business or commercial activity shall be carried on upon said lots, nor shall anything be done or maintained thereon which may be or become an annoyance or nuisance to the neighborhood.

2. ARCHITECTURAL CONTROL. No building, dwelling, residence or out building shall be erected, placed or altered on any lot until the construction plans and specifications and a plan showing location of the structure have been approved by the Architectural Control Committee as to quality of workmanship and materials, harmony of external design with existing structures, and as to location with respect to topography and finish grade elevation. No fence or wall shall be erected, placed, or altered on any lot nearer to any street than the minimum building set-back line unless similarly approved. Approval shall be as provided in 14 below.

3. QUALITY AND SIZE OF DWELLINGS TO BUILDINGS. No main dwelling shall be located or erected on any lots having less than 1700 square feet of floor space, exclusive of open porches and garages; all such dwellings shall be of first quality material and workmanship.

No building, any part of which is designed for dwelling purposes, shall be in any manner occupied while in the course of original construction or until it complies with all requirements as to area and with all other conditions and covenants applicable thereto. The construction of any dwelling, building or structure shall be with reasonable diligence continuously from the time of commencement until completed. Every building, wall, or other structure placed on any part of said property shall be constructed from new or approved material. No trailer, mobile home, or building constructed elsewhere shall be moved to or constructed on, placed on, or used as a residence on any of said lots.

4. BUILDINGS AND LOCATIONS. No dwelling shall be located on any lot nearer to the front lot line than 35 feet, and no dwelling shall be located on any lot nearer to the side lot line and the rear lot line

Subdivision Lot Restrictions – Page 3

Hadley Ferry Estates

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restrictions. On lots having an acreage of 2 acres but less than 5 acres, two out-buildings may be constructed and placed thereon, subject to these restrictions. On lots having a ground area of 5 acres or more, three out-buildings may be built or placed thereon provided they meet the requirements of these restrictions. Out-buildings may be detached from the main dwelling, but must be constructed in keeping with the main dwelling, or if a metal building must be kept and maintained in good condition, and may be located only to the rear of the residences in the subdivision, and must be at least 15 feet from any side lot line and rear lot line.

There is however, no restrictions as to the placement and/or construction of out-buildings and fences further than 500 feet from the road as shown on the subdivision map, recorded in Deed Book 15, page 40, Grady County records.

5. FENCES. Any fences placed on the various lots shall be in keeping with residences in the subdivision and should not be of the type that would detract from the area. Any fences located in Blocks A, B, and D must be of the chain link variety or of equal quality and may be of redwood or cedar construction.

6. EASEMENTS. Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat of the subdivision. Trees on such easements may be cut, trimmed or removed for the purposes of constructing or maintaining such utilities, drainage or sewer.

7. NUISANCES. No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may be or may become and annoyance to the neighborhood.

8. TEMPORARY STRUCTURES. No structure of a temporary character, trailer, basement, tent, shack, garage, barn, or other out-building shall be used on any lot any time as a residence either temporarily or permanently.

Subdivision Lot Restrictions – Page 4

Hadley Ferry Estates

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9. SIGNS. No sign of any kind shall be displayed to the public view except one professional sign advertising the property for sale or rent, or signs used by a builder to advertise the property during the construction and sales period.

10. OIL AND MINING OPERATION AND MINERAL RIGHTS. No oil drilling, oil development operations, oil refining, quarrying or mining operations of any kind shall be permitted upon or in any lot, nor shall oil wells, tanks, tunnels, mineral excavations or shafts be permitted upon any lot. No derrick or other structure designed for use in boring for oil or natural gas shall be erected, maintained, or permitted upon any lot. No excavation or removal of dirt from said property shall be permitted except in the usual course of construction and finish grading of lot. Prior owners of the lands making up this subdivision have conveyed a portion of the mineral rights on said lots, and all ownership is subject to the currently outstanding mineral rights owned by others.

11. LIVESTOCK AND POULTRY. No animals, livestock, or poultry of any kind shall be raised, bred, or kept on any lot in Block A, B, and D as shown on the aforesaid plat except that dogs, cats, and other household pets may be kept provided they are not kept, bred or maintained for any commercial or business purposes. As to the lots in Block C as shown in the aforesaid plat, such pets, animals, livestock or poultry may be kept, provided it is not done for commercial or business purposes, and provided further that such pets, animals, livestock or poultry will not be kept in a manner that is unsightly or unattractive to the extent that it would detract from the neighborhood, or result in an annoyance or nuisance to others in the area. All such animals, pets, livestock and poultry shall be kept in accordance with the Zoning Ordinances and Health Regulations of the City of Cairo.

12. GARBAGE AND REFUSE DISPOSAL. No lot shall be used or maintained as a dumping ground for rubbish. Trash, garbage, or other waste shall not be kept except in sanitary containers. All incinerators or other equipment for the storage or disposal of such material

Subdivision Lot Restrictions – Page 5

Hadley Ferry Estates

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13. SIGHT DISTANCE INTERSECTIONS. No fence, wall, hedge, or shrub planting which obstructs sight-lines at elevations between two (2) and six (6) feet above the roadways shall be placed or permitted to remain on any corner lot within the triangular area formed by the street property lines and a line connecting them at points twenty-five (25) feet from the intersection of the street lines, or in the case of a rounded property corner from the intersection or the street property lines extended. The same sight-line limitations shall apply on any lot within ten (10) feet from the intersection of a street property line with the edge of a driveway or alley pavement. No tree shall be permitted to remain within such distances of such intersections unless the foliage line is maintained at sufficient height to prevent obstruction of such sight-lines.

14. SUBDIVISION OF LOTS. No lots may be subdivided or redivided without the prior written approval of the Architectural Control Committee, except that Lots 16 through 19 in Block "C" may be subdivided or redivided with additional roads placed thereon, provided the resulting lots after all redividing and subdividing consist of at least one (1) acre and meet and are subject to all other requirements of these covenants.

15. ARCHITECTURAL CONTROL COMMITTEE.

(A) MEMBERSHIP. The Architectural Control Committee is composed of J, NORWOOD CLARK, W. CARL BROWN and J, RICHARD PORTER, III, all of Cairo, Grady County, Georgia. A majority of the Committee may designate a representative to act for it. In the event of death or resignation of any member of the Committee the remaining members shall have full authority to designate a successor. Neither the members of the Committee, nor its designated representative shall be entitled to any compensation for services performed pursuant to this covenant.

(B) PROCEDURE. The Committee's approval or disapproval as required in these covenants shall be in writing. In the event the Committee, or its designated representative, fails to approve

Subdivision Lot Restrictions – Page 6

Hadley Ferry Estates

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or disapprove within thirty (30) days after the plans and specifications have been submitted to it, or in any event, if no suit to enjoin the construction has been commenced prior to the completion thereof, approval will not be required and the related covenants shall be deemed to have been fully complied with.


16. TERM. These covenants are to run with the land and shall be binding on all parties and all persons claiming under them for a period of twenty (20) years from the date these covenants are recorded, after which time said covenants shall be automatically extended for successive periods of ten (10) years unless and instrument signed by a majority of the then owners of the lots has been recorded agreeing to change said covenants in whole or in part.


17. ENFORCEMENT. Enforcement shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any covenant either to restrain violation or to recover damages.

18. SEVERABILITY. Invalidation of any of the covenants by judgment or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

19. CONSENT. HAROLD J. GREBINGER, PEGGY GREBINGER, GERARD A. TOUPIN, ANNETE M. TOUPIN, JOSEPH T. KLATKA, AND MOREL ANN P. KLATKA join in the execution hereof to give their consent to these covenants, and so that the lots owned by them in said subdivision shall be subject to these covenants.

IN WITNESS WHEREOF, said Developers have caused these to be executed on the day and year first above written.

 (SEAL)
(J. NORWOOD CLARK)

 (SEAL)
(W. CARL BROWN)



Restrictions on Hidden Acres Subdivision

Page 1

154/ 590

RESTRICTIONS ON HIDDEN ACRES SUBDIVISION, according to a plat of said subdivision as recorded in Plat Book 13, Page 178, Grady County Records. Land Lot 62, 18th District.

1. All lots in this subdivision shall be known, described and used as residential lots only. Only one single family residence and a garage, which may include a storage room, may be erected, maintained or permitted to remain on each lot, except that a duplex, apartment, or multiple family dwelling may be erected, maintained or permitted, if allowed by the zoning ordinances of the City of Cairo, or any amendments thereto subsequent to these restrictions, on Lots 1 through 7 inclusive in Block A, all of the Lots in Block B, and on Lots 1 through 15 inclusive in Block C of said Hidden Acres Subdivision.
2. No residence or other structure shall be located nearer to the front line or nearer to the side street or nearer to any land which is diversely owned than is permitted by the zoning ordinances of the City of Cairo, at the time of such construction.
3. No residence shall be erected on the lot hereby conveyed which has a floor area of less than 1200 square feet, exclusive of all porches, garages, car ports, terraces, etc. There shall be no substandard construction.
4. No trailer, mobile home, basement, tent, shack or other out-buildings shall at any time be used as a residence, temporarily or permanently, nor shall any structure of a temporary character be used as a residence, nor shall any such items be placed, built, or erected on any lot.
5. No horse, mule, cow, sheep, pig, goat, chicken, goose, duck, or turkey shall be kept or fed on any lot in this subdivision.
6. No signs of any description shall be displayed on any lot, except that "for sale" or "for rent" signs applicable to the lot where located and not exceeding 3 feet by 5 feet may be placed upon lot when applicable.
7. The developer of these lots, or the City of Cairo, or County of Grady may at any time raise, lower or change the street surface to conform with grades established by the City or

100%
L-15 B+C Hidden Acres Sub.

Restrictions on Hidden Acres Subdivision

Page 2

8. These restrictions, covenants and conditions shall remain in full force and effect until June 18, 1976, at which time said covenants, restrictions and conditions shall be automatically extended for successive periods of 20 years unless the owners or a majority of the lots in said subdivision vote to change in whole or part said restrictions, covenants and conditions, and sign and record in written agreement in the office of the Clerk of Superior Court between June 18, 1995 and June 18, 1996.
9. The invalidity, if any, of one or more of these restrictions shall not affect the validity of any other or these restrictions.
10. Any owner of any lot shall have the right to enforce these restrictions, covenants and conditions against any other owner or occupier by suit for injunction or damages or both.
11. All fences erected on the lots by owners must be kept in good repair.
12. Invalidation of any of these covenants by judgment or Court order shall in no wise affect any of the other provisions which shall remain in full force and effect.
13. (a) No building shall be erected, placed or altered on any lot until the construction plans and specifications and a plan showing the location of the structure shall have been approved by the ARCHITECTURAL CONTROL COMMITTEE, as to quality of workmanship and materials, harmony of external design with existing structures, and as to location with respect to topography and finish grade elevation.
(a) The ARCHITECTURAL CONTROL COMMITTEE is composed of the undersigned developers. Any two of the developers shall constitute a majority and act for the committee. In the event of the death or resignation of any of the committee, or in the event of the sale or transfer of an interest by one of the committee, then the remaining members shall have full authority to designate a successor. A majority of the committee may designate a representative to act for it. Neither the members of the committee nor its designated representatives shall be

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Restrictions on Hidden Acres Subdivision

Page 3

entitled to any compensation for services performed pursuant to this paragraph.

(c) The committee's approval or disapproval required by the restrictions shall be in writing. In the event that the committee or its representatives fails to approve or disapproval within thirty (30) days after the plans and specifications have been submitted to it, or in any event, if no suit to enjoin the construction has been commenced prior to the completion thereof, approval will not be required and the related covenants shall be deemed to have been fully complied with.

14. All lots are subject to the easements as shown on the recorded plat of said subdivision, and are also subject to the zoning ordinances of the City of Cairo, Georgia.

This 25th day of June, 1976.

W. Carl Brown
W. Carl Brown
J. Norwood Clark
J. Norwood Clark
J. R. Porter, III
J. R. Porter, III
Charlotte G. Lee
Charlotte G. Lee, individually and
as Executrix of Estate of John L. Lee,
deceased

DEVELOPERS OF HIDDEN ACRES SUBDIVISION

Signed, sealed and delivered
in the presence of:

Marie C. Camp
Notary Public: Grady County, Georgia

Filed & Recorded JUN 25 1976 11 a M. Leland Harrison, Clerk

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