

After recording return to:  
Sherman & Phalen, LLC  
1165 Northchase Pkwy SE, Suite 450  
Marietta, GA 30067  
Attn: WLP

Cross reference Deed Book 42418, Page 350

CORRECTIVE QUIT CLAIM DEED

THIS INDENTURE, made this \_\_\_\_\_ day of \_\_\_\_\_, 2025, by and between **Fulton County, a political subdivision of the State of Georgia**, hereinafter called Grantor, and **Fulton County/City of Atlanta Land Bank Authority, Inc.**, hereinafter called Grantee, (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH THAT: That the said Grantor, for and in consideration of the sum of One Dollar (\$1.00) and other valuable consideration in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, by these presents does hereby bargain, sell, remise, release, convey and forever quit-claim unto the said Grantee, his successors and assigns, all the right, title, interest, claim or demand which Grantor has or may have had in and to the following:

**See Exhibit A attached hereto and incorporated herein by reference.**

**Address: 1150 Hunter Place, Atlanta, GA**  
**Parcel ID: 14-0116-0001-001-9**

TO HAVE AND TO HOLD the said described premises to Grantee, so that neither Grantor nor any person or persons claiming under Grantor shall at any time, by any means or ways, have, claim or demand any right or title to said premises or appurtenances, or any rights thereof.

Grantee will acquire only such interest and quality of title as Grantor possesses and no warrants of title are given or expressed by Grantor with regard to such property.

The purpose of this Corrective Quit Claim Deed is to correct the legal description found in the Quit Claim Deed from Fulton County, a political subdivision of the State of Georgia to Fulton County/City of Atlanta Land Bank Authority, Inc., recorded April 21, 2006 in Deed Book 42418, Page 350, Fulton County records.

[Remainder of page intentionally left blank]

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

Signed, sealed and delivered  
in the presence of:

**Fulton County, a political subdivision of the State of  
Georgia**

\_\_\_\_\_  
Witness

\_\_\_\_\_(SEAL)

Robert L. Pitts, Chairman  
Fulton County Board of Commissioners

\_\_\_\_\_  
Notary Public

Attested To:

\_\_\_\_\_  
Tonya R. Grier, Clerk to the Commission

Approved as to Form:

\_\_\_\_\_  
Y. Soo Jo, County Attorney

## Exhibit A

All that tract or parcel of land lying and being in the City of Atlanta in Land Lot 116 of the 14th District of Fulton County, Georgia, being Lot 22 of Block A of Lincoln Hills Subdivision, as per plat by L. H. Fitzpatrick, C. E. dated June, 1925, recorded in Plat Book 11, Page 46 of Fulton County Records, and being more particularly described as follows:

BEGINNING at the southeast corner formed by the intersection of the south side of Hunter Place, formerly Dorothy Street, with the southeasterly right of way line of the L. & N Railroad; running thence east, along the south side of Hunter Place, forty (40) feet to a point; running thence in a southwesterly direction one hundred forty (140) feet to a point; running thence west forty (40) feet to the southeast right of way line of the L & N Railroad; running thence in a northeasterly direction, along the southeasterly right of way line of said railroad, one hundred forty (140) feet to the south side of Hunter Place at the point of Beginning, being improved property known as No. 1150 Hunter Place, N. W., according to the present system of numbering houses in the City of Atlanta, Georgia.

This being the same property conveyed from LaFayette Caray and Josie Mae Caray to Fulton County, a Political Subdivision by Warranty Deed recorded July 25, 1967 in Deed Book 4764, Page 149, Fulton County records; and from Fulton County, a political subdivision of the State of Georgia to Fulton County/City of Atlanta Land Bank Authority, Inc., by Quit Claim Deed recorded April 21, 2006 in Deed Book 42418, Page 350, aforesaid records.