

1 A RESOLUTION APPROVING CORRECTIVE QUIT CLAIM DEEDS FOR PROPERTY
2 PREVIOUSLY TRANSFERRED FROM FULTON COUNTY (GRANTOR) TO THE
3 METRO ATLANTA LAND BANK (GRANTEE) VIA QUIT CLAIM DEED; AUTHORIZING
4 THE CHAIRMAN TO EXECUTE THE CORRECTIVE QUIT CLAIM DEEDS AND
5 RELATED DOCUMENTS; AUTHORIZING THE COUNTY ATTORNEY TO APPROVE
6 THE CORRECTIVE QUIT CLAIM DEEDS AND RELATED DOCUMENTS AS TO FORM
7 AND TO MAKE NECESSARY MODIFICATIONS THEREOF PRIOR TO EXECUTION;
8 AND FOR OTHER PURPOSES.
9

10 WHEREAS, Fulton County, Georgia ("Fulton County") is a political subdivision of
11 the State of Georgia, existing as such under and by the Constitution, statutes, and laws
12 of the State of Georgia; and

13 WHEREAS, Fulton County previously had fee simple ownership of the following
14 subject real properties:

- 15 (1) 755 Coleman Street, Atlanta, GA (Tax ID 14-0086-0007-051-4)
- 16 (2) 756 Simpson Street, Atlanta, GA (Tax ID 14-0110-0002-140-0)
- 17 (3) 1150 Hunter Place, Atlanta, GA (Tax ID 14-0116-0001-001-9)
- 18 (4) 1005 Dimmock Street, Atlanta, GA (Tax ID 14-0119-0004-049-2)
- 19 (5) Dimmock Street, Atlanta, GA (Tax ID 14-0119-0004-051-8)
- 20 (6) 1368 Lucille Avenue, Atlanta, GA (Tax ID 14-0140-0008-118-4)
- 21 (7) Third Street, Atlanta, GA (Tax ID 14-0207-0001-057-1)

22 all located in Fulton County (collectively, the "Transferred Parcels"); and

23 WHEREAS, on February 15, 2006, the Board of Commissioners approved
24 Resolution 06-0246, which authorized the conveyance of the Transferred Parcels to the
25 Metro Atlanta Land Bank ("Land Bank"), in order to benefit the County by stimulating
26 redevelopment and providing for the properties to be returned to the tax rolls; and

1 **WHEREAS**, pursuant to Resolution 06-0246, on March 24, 2006 the County
2 executed a Quit Claim Deed conveying all its interest in the Transferred Parcels to the
3 Land Bank ("Quit Claim Deed"), which Quit Claim Deed was subsequently recorded; and

4 **WHEREAS**, the Quit Claim Deed identified the Transferred Parcels by Tax ID and
5 address, but did not include the applicable legal descriptions; and

6 **WHEREAS**, the Land Bank now desires to sell one of the Transferred Parcels
7 (1150 Hunter Place, Atlanta, GA, Tax ID 14-0116-0001-001-9), and has requested the
8 County execute a Corrective Quit Claim Deed which will include the legal description of
9 the parcel, but make no other corrections, in order to facilitate the sale of the parcel; and

10 **WHEREAS**, the Land Bank also anticipates selling additional Transferred Parcels,
11 at which time the applicable Corrective Quit Claim Deed(s) will be needed to facilitate
12 those transactions; and

13 **WHEREAS**, the County wishes to support the Land Bank in selling the Transferred
14 Parcels by providing the Corrective Quit Claim Deed(s); and

15 **WHEREAS**, pursuant to Fulton County Code § 1-117, the Fulton County Board of
16 Commissioners has exclusive jurisdiction and control over directing and controlling all the
17 property of Fulton County, as they may deem expedient, according to law.

18 **NOW THEREFORE BE IT RESOLVED**, that the Fulton County Board of
19 Commissioners hereby approves the granting of Corrective Quit Claim Deeds for parcels
20 originally transferred from Fulton County to the Metro Atlanta Land Bank ("Land Bank")
21 via Quit Claim Deed on March 24, 2006 (as attached hereto as Exhibit A) as requested
22 by the Land Bank.

23 **BE IT FURTHER RESOLVED**, that the Chairman of the Fulton County Board of
24 Commissioners shall be authorized and directed to execute and deliver the Corrective

Quit Claim Deed(s) in substantially the form attached hereto as Exhibit B, including the Corrective Quit Claim Deed for the parcel located at 1150 Hunter Place, Atlanta, GA, Tax ID 14-0116-0001-001-9, in substantially the form attached hereto as Exhibit C, and any related documents to the Land Bank in order to help facilitate the Land Bank's transfer of the parcels.

BE IT FURTHER RESOLVED that, prior to execution of any documents by the Chairman, the County Attorney shall approve all documents as to form and make any necessary changes thereto to protect Fulton County's interests.

BE IT FINALLY RESOLVED, that this Resolution shall become effective upon its adoption and that all resolutions and parts of resolutions in conflict with this Resolution are hereby repealed to the extent of such conflict.

SO PASSED AND ADOPTED, this 1 day of October 2025.

**FULTON COUNTY BOARD OF
COMMISSIONERS**


Robert L. Pitts, Chairman (At-Large)

ATTEST:




Tonya R. Grier, Clerk to the Commission

1 **APPROVED AS TO FORM:**

2 
3 _____
4 Y. Soo Jo, County Attorney

Exhibit A
Quit Claim Deed
[*See attached*]

Exhibit B

Form of Corrective Quit Claim Deed

[*See attached*]

Exhibit C

Form of Corrective Quit Claim Deed for the parcel located at
1150 Hunter Place, Atlanta, GA
Tax ID 14-0116-0001-001-9

[*See attached*]

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 to hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged by the said Grantee, do hereby sell, remise, release, convey and forever quit-claim unto the said Grantee, all the right, title, interest, claim or demand which Grantor has or may have 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, in any manner 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 quantity of title as Grantor possesses and no warranties 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:

Marion Alvin Adams

Witness

Dawn J Peterson

Notary Public



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

Robert L. Pitts (SEAL)

Robert L. Pitts, Chairman

Fulton County Board of Commissioners

Attested To:

Tonya R. Grier

Tonya R. Grier, Clerk to the Commission



Approved as to Form:

Y. Soo Jo

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.