

Stewart County Board of Commissioners  
Regular Meeting Minutes  
1764 Broad Street  
Lumpkin, GA 31815  
November 10, 2015

A County Commission Meeting of the Stewart County Board was held on November 10, 2015. The Meeting convened at 10:00 AM at the Stewart County Courthouse, Chairman Joe Lee Williams presiding.

Roll Call: Commissioners in attendance were:

Chairman Joe Lee Williams  
Vice-Chair Arcola Scott  
Commissioner Ernie Brown  
Commissioner Jimmy Lee  
Commissioner Joseph Williams

Other Commissioners' members in attendance were:

Pamela Green, Clerk  
Diane Babb, Former Clerk  
Tommy Coleman, Attorney

Motion to Amend Agenda, including Recording of Deeds under Older Business and Albany E911 under New Business, by Commissioner Lee, 2<sup>nd</sup> by Vice-Chair Scott. All in favor. Motion carried.

Motion to Approve October 22, 2015 Call Meeting Minutes by vice-Chair Scott, 2<sup>nd</sup> by Commissioner Brown. All in favor. Motion carried.

Motion to Approve October 6, 2015 Work Session Minutes, October 13, 2015 Regular Meeting Minutes, and October 20, 2015 Called Meeting Minutes by Commissioner Lee, 2<sup>nd</sup> by Chairman Williams. Those in favor were: Chairman Williams, Commissioner Lee, and Commissioner Brown. Those opposed were: Vice-Chair Arcola Scott and Commissioner Williams. Motion carried.

Attorney Coleman entered meeting.

Motion to Adopt Lease Agreement on the Old County Library by Commissioner Lee, 2<sup>nd</sup> by Vice-Chair Scott. All in favor. Motion carried.

Motion to immediately Terminate Trash Dumpster Clean-up by Private Contractor, Rod Pope, by Vice-Chair Scott, 2<sup>nd</sup> by Commissioner Williams. Those in favor were: Vice-Chair Scott and Commissioner Williams. Those opposed were: Chairman Williams, Commissioner Lee, and Commissioner Brown. Motion failed.

Motion to Extend Trash Dumpster Clean-up by Private Contractor, Rod Pope, until December 31, 2015, by Commissioner Brown, 2<sup>nd</sup> by Commissioner Lee. Those in favor were: Chairman Williams, Commissioner Brown, and Commissioner Lee. Those opposed were: Vice-Chair Scott and Commissioner Williams. Motion carried.

Motion to pay for half of the E911 study by Commissioner Brown, 2<sup>nd</sup> by Commissioner Lee, All in favor. Motion carried.

Motion made to Close Regular Meeting and enter into Executive Session to discuss Potential Litigation and Personnel by Commissioner Lee, 2<sup>nd</sup> by Vice-Chair Scott. All in favor. Motion carried.

Motion to Re-open Regular Meeting by Commissioner Lee, 2<sup>nd</sup> by Commissioner Williams. All in favor. Motion carried.


Motion to Increase County Employees Pay Rates by 2% by Chairman Williams, 2<sup>nd</sup> by Commissioner Lee, All in favor. Motion carried.

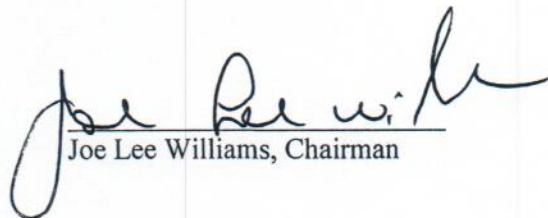
Motion made to Include Property Record Land Deeds for EMS and Fire Property in the Minutes and Record them in the Minute Book by Chairman Williams, 2<sup>nd</sup> by Commissioner Williams. All in favor. Motion carried.

Motion to Declare Registrars Board Member, Nathaniel Threats, seat vacant by Commissioner Lee, 2<sup>nd</sup> by Commissioner Brown. Those in favor were: Chairman Williams, Commissioner Brown, and Commissioner Lee. Those opposed were: Vice-Chair Scott and Commissioner Williams. Motion carried.

Motion to adjourn by Commissioner Williams, 2<sup>nd</sup> by Commissioner Lee. All in favor. Motion carried.

Meeting adjourned at 12:20 PM.

  
Pamela Green, County Clerk

  
Joe Lee Williams, Chairman



ORDINANCE NO. 2015-11-24B

AN ORDINANCE OF STEWART COUNTY, GEORGIA AMENDING THE CODE OF ORDINANCES TO PROVIDE RULES FOR PURCHASES WITH GOVERNMENT CREDIT CARDS OR PURCHASING CARDS; REPEALING ALL ORDINANCES IN CONFLICT HEREWITH; AND FOR OTHER PURPOSES.

WHEREAS, the Georgia General Assembly has adopted a law which provides that no municipal corporation shall issue government purchasing cards or government credit card to elected officials on or after January 1, 2016, until the governing authority of the municipal corporation, by public vote, has authorized the issuance and had promulgated specific policies regarding the use of such government purchasing cards or government credit cards for elected officials of such municipal corporation; and

WHEREAS, Stewart County uses government purchasing and/or government credit cards to conduct some official business; and

WHEREAS, the County believes that a policy setting forth guidelines regarding the usage of credit cards is legally required and in the best interest of the County; and

NOW, THEREFORE, BE IT ORDAINED by the County Commissioner of Stewart County as follows:

**Section 1.** The Code of Ordinances of Stewart County is amended by adding a new section to be titled "Government Purchasing Cards and Government Credit Cards".

"The County has adopted a policy regarding government credit card or/and purchasing usage. Any employee of official who uses or possesses a government credit card should abide by the terms of this policy when using the government credit card for purchases."

**Section 2.** All ordinances or parts of ordinances, resolutions or parts of resolutions, policies or parts of policies in conflict herewith are hereby repealed.

**Section 3.** This ordinance shall take effect immediately upon its adoption.

SO ORDAINED, this 24<sup>th</sup> day of November, 2015.

STEWART COUNTY, GEORGIA

By:

Joe Lee Willin  
Chair of County Commission

Attest:

Jamulaku  
Clerk

(SEAL)



## EXHIBIT "A"

### CREDIT CARD AND PURCHASING CARD POLICY

**A. Purpose.**

The purpose of this policy is to set requirements and standards for Stewart County Government Credit Card and/or Purchase Card. The policy is not intended to replace current State of Georgia statutes but is intended to comply with such state laws and establish more efficient guidelines for elected officials using such purchasing cards. At no time should a County issued purchasing card or credit card be used for personal purchases regardless of the circumstances. Utilizing the purchasing card or credit card for personal use or for any item or service not directly related to such official's public duty may result in disciplinary action including, but not limited to, felony criminal prosecution. All purchases made utilizing a government purchasing card or government credit card must be in accordance with these guidelines and with state law.

**B. Scope.**

This purchasing card policy, as required by state law under O.C.G.A. § 36-80-24(c), applies to the use of government purchasing cards or government credit cards used by authorized elected officials and employees. The below list of officials have been authorized by the government authority of the County to use such government purchasing cards or government credit cards and must abide by all of the applicable state laws and this purchasing card policy.

1. Chair of County Commission

**C. Public Inspection.**

In accordance with O.C.G.A. § 36-80-24(b) any documents or other records related to purchases made using government purchasing cards or government credit cards incurred by elected officials shall be available for public inspection.

**D. Transaction Limits.**

Transaction limits are hereby established to insure compliance with state purchasing laws, maintain proper budgetary controls, and to minimize excessive use of any individual credit line. Individual monthly card limits cannot exceed those established by the municipal governing authority. The established single transaction limit for each card must be less than \$1,000.00. The established monthly card limit is based upon the County's budgetary constraints and is not to exceed \$5000 per month. Any exceptions to the standardized limits must have express written approval by the municipal governing authority and must be added to this policy by amendment or addendum.

**E. Purchasing Restrictions.**

1. Elected Officials may not use a government purchasing card or government credit card for the following:

- a. Any purchases of items for personal use.
  - b. Cash refunds or advances.
  - c. Any transaction amount greater than the transaction limits set for by this policy.
  - d. Items specifically restricted by this policy, unless a special exemption is granted by the municipal governing authority.
  - e. Alcohol or liquor of any kind. Such purchases should not be made with the purchasing card and may not be reimbursed by the County.
  - f. Purchases or transactions made with the intent to circumvent the County purchasing policy, transactional limits, or state law.
  - g. Food, fuel or non-alcoholic beverages. Such purchases should not be made with the purchasing card and may not be reimbursed by the County.
2. Elected Officials may use government purchasing cards or government credit cards to purchase goods and/or services not prohibited by this policy or state law. Such purchases include, but are not limited to:
- a. Purchases of items for official County use which fall within the transactional restrictions of this policy.
  - b. Purchase of lodging, education and training materials while on County business.
  - c. Emergency purchases necessary to protect County property.

Notwithstanding the above, the County prefers payment of expenses by check.

**F. Training and Travel Expenses.**

1. Officials may use the County card to pay transportation costs for to and from training approved by the Board of Commissioners. This includes but is not limited to any airline reservations, gas purchases, taxi fees, baggage handling fees, and parking fees.
2. *Lodging.* The credit card may also be used to pay reasonable lodging accommodations while on official travel. Copies of hotel or motel receipts shall be returned to the County.
3. *Meals.* The County card may be used to purchase meals while on official travel



at a maximum rate of up to of \$74.00 per person per day for all meals. At no time should the County card be used for the purchase of alcohol.

**G. Administrator.**

The County designates the County clerk as the program administrator of government purchasing cards or government credit cards. Such administrator shall:

1. Serve as a liaison between the County's cardholders and the issuers of such cards.
2. Maintain the cardholder agreement for all cardholders.
3. Provide instruction, training, and assistance to cardholders.
4. Maintain account information and secure all cardholder information.
5. Keep cardholders up-to-date on new or changing information.
6. Upon receipt of information indicating fraudulent use or lost/stolen cards immediately report it to appropriate parties, including the issuer.
7. Ensure all card accounts are being utilized properly as set forth by state law and this policy.
8. Define the County's policy and procedures for proper documentation and storage of receipts, logs, and approvals required under this policy.
9. Identify any changes to named persons authorized to use a government purchasing card or government credit card.
10. Any other duties assigned by the municipal governing authority.

**H. Accounting and Auditing.**

The Administrator, in an effort to ensure compliance with County policy and state law, will conduct quarterly reviews and audits of all government purchasing card or government credit card transactions. The review is designed to ensure compliance, identify non-compliance issues and misuse, and through corrective measures, assist the County with improving compliance. The quarterly review and audit should happen within 30 (thirty) days of the start of a new quarter. After completing the quarterly audit the Administrator shall notify cardholders of any violations or questions the Administrator has relating to spending within that quarter. Depending on the severity of the violation, the Administrator may suspend or revoke the use of the government purchasing card or government credit card after notification to the cardholder and to the municipal governing authority, but only after consultation with the County attorney. Any unresolved violations should be reported of the municipal governing authority and the County attorney in writing within 10 (ten) business days.

**I. Violations.**

The use of a government purchasing card or government credit card may be suspended or revoked when the Administrator, after consultation with the County attorney, determines that the cardholder has violated the approved policies or state law regarding the use of the government purchasing card or government credit card. The government purchasing card or government credit card shall be revoked whenever a cardholder is removed from office with the County and shall be suspended if such elected official has been suspended from office.

Misuse of a government purchasing card or government credit card may result in the loss of employment or referral to appropriate law enforcement officers.

**J. Agreement.**

Before being issued a government purchasing card or government credit card under this policy and state law, all authorized users of government purchasing cards, or government credit cards shall sign and accept below indicating that such user will use such cards only in accordance with the policies of the County and with the requirements of state law.

The County has adopted a policy regarding government credit card or/and purchasing usage. Any employee of official who uses or possesses a government credit card should abide by the terms of this policy when using the government credit card for purchases.

JOE LEE Williams  
Name Printed

Joe Lee Williams  
Signature

Title: CHAIRMAN

Date: 11-24-2015



ORDINANCE NO. 2015-11-24A

AN ORDINANCE OF THE STEWART COUNTY, GEORGIA PROVIDING FOR A LICENSE FOR TEMPORARY CONSUMER FIREWORKS RETAIL SALES STAND WITHIN STEWART COUNTY BY DISTRIBUTORS WHO HAVE BEEN LICENSED BY THE GEORGIA SAFETY FIRE COMMISSIONER; REPEALING CONFLICTING PROVISIONS; AND FOR OTHER PURPOSES.

WHEREAS, Georgia law provides for licensing of consumer fireworks distributors and retailers by the Safety Fire Commissioner; and

WHEREAS, Georgia law was amended in 2015 to allow temporary retail sales of consumer fireworks from stands within municipalities; and

WHEREAS, the Stewart County Commission believes that individuals may desire to purchase fireworks from temporary stands within Stewart County and that fireworks retailers may desire to put up temporary stands; and

WHEREAS, the Stewart County Commission desires that these stands to be operated in accordance with all applicable laws.

NOW, THEREFORE, BE IT ORDAINED by the Board of Commissioners of Stewart County as follows:

**Section 1.** The Ordinance attached hereto as Exhibit "A" is hereby adopted.

**Section 2.** All ordinances or parts of ordinances in conflict herewith are hereby repealed.

**Section 3.** This ordinance shall become effective on January 1, 2016.

SO ORDAINED, this 24<sup>th</sup> day of November, 2015.

STEWART COUNTY BOARD OF COMMISSIONERS

By: Joe Lee Williams  
Chairman, Joe Lee Williams

Attest: Pamula  
Clerk,

(SEAL)



## EXHIBIT "A"

### Temporary Consumer Fireworks Retail Sales Stands Operators' Licenses

#### Section One Definitions

1. *Consumer fireworks*: any small fireworks devices containing restricted amounts of pyrotechnic composition, designed primarily to produce visible or audible effects by combustion, that comply with the construction, chemical composition, and labeling regulations of the United States Consumer Product Safety Commission as provided for in Parts 1500 and 1507 of Title 16 of the Code of Federal Regulations, the United States Department of Transportation as provided for in Part 172 of Title 49 of the Code of Federal Regulations, and the American Pyrotechnics Association as provided for in the 2001 American Pyrotechnics Association Standard 87-1, and additionally shall mean Roman candles.
2. *Distributor*: any person, firm, corporation, association, or partnership which sells consumer fireworks.
3. *Fireworks*: any combustible or explosive composition or any substance or combination of substances or article prepared for the purpose of producing a visible or audible effect by combustion, explosion, deflagration, or detonation, including blank cartridges, firecrackers, torpedos<sup>1</sup>, skyrockets, bombs, sparklers, and other combustibles and explosives of like construction, as well as articles containing any explosive or flammable compound and tablets and other devices containing an explosive substance.
4. *Pyrotechnics*: fireworks.
5. *Proper Identification*: any document issued by a governmental agency containing a description of the person or such person's photograph, or both, and giving such person's date of birth and includes without being limited to a passport, military identification card, driver's license, or other identification card authorized by the State of Georgia .
6. *Temporary* shall be a period of time not exceeding two (2) months in a calendar year and not exceeding thirty (30) days in a row in any one (1) period.

#### Section Two License Required.

Any business selling consumer fireworks from a temporary consumer fireworks retail sales stand must apply for a license from Stewart County. The license fee for a retail fireworks temporary stand license shall be \$500 per each stand within the County.

1. **Requirements for License.**
  - a). An applicant for a fireworks retail license from Stewart County shall offer proof

that the applicant maintains public liability and product liability insurance with minimum coverage limits of two million dollars (\$2,000,000) to cover any losses, damages or injuries that might ensue to persons and property as a result of the sale of consumer fireworks.

- b). The applicant must demonstrate that they have obtained a license from the Georgia Safety Fire Commissioner. The license fee for a retail fireworks license shall be \$500.00 per location within the County.
- c). A license will only be granted to applicants who agree to operate their stand in accordance with the National Fire Protection Act Provision 1124.

## 2. **Locations**

A stand shall only be permitted to be located within one thousand feet of either a fire hydrant or a fire department connection belonging to Stewart County unless the Volunteer Fire Chief of Stewart County and the Chair of the County Commission provide in writing that the stand may operate further than one thousand feet from a fire hydrant or other fire department connection.

## 3. **Number of stands permitted**

- a) When a distributor is a retail chain license by the Safety Fire Commission pursuant to O.C.G.A. §25-10-5.1(d), the retailer may operate two temporary consumer firework stands for every retail chain store located in the county.
- b) If at the time of the application for a stand, no distributors licensed pursuant to O.C.G.A. §25-10-5.1(b) or O.C.G.A. §25-10-5.1(d) are doing business in Stewart County, any distributor licensed pursuant to O.C.G.A. §25-10-5.1(b) or O.C.G.A. §25-10-5.1(d) that maintains a retail sales facility within seventy-five miles of the border of Stewart County, may choose to place one of their two retail stands in Stewart County.
- c) A fireworks distributor who is not a retailer may operate two retail stands for each license obtained from the Safety Fire Commissioner.
- d) Any licensee shall notify the County Clerk and the Fire Chief of the location of the temporary retail stand no later than ten (10) days prior to the opening of the stand so that the Fire Chief can inspect the hydrant or fire connection located near or closest to the location of the stand in ensure its proper functioning.

4. The sale of fireworks may only be conducted through in person face to face sales. Any licensee selling fireworks within Stewart County shall ensure that all customers purchasing fireworks from this stand show proper identification verifying that they are over the age of eighteen (18).



GEORGIA, STEWART COUNTY  
Filed For Record in Superior Court  
at 2:00 P M October 27 20 15  
and recorded in Deed Book 251 Page 1-2  
This 27 day of October 20 15

Carol Smith, Deputy  
CLERK, SUPERIOR COURT  
128-2015-000231

GEORGIA, STEWART COUNTY, LUMPKIN, GEORGIA  
Real Estate Transfer Tax

TOTAL \$ Govt / Non profit public Corp  
DATE October 27, 2015  
Carol Smith, Deputy  
Clerk of Superior Court

Return To:  
Perry & Walters, LLP  
R. Kelly Raulerson  
P.O. Box 71209  
Albany, GA 31708-1209

STEWART COUNTY, GEORGIA

WARRANTY DEED

THIS INDENTURE, made the 27<sup>th</sup> day of October in the year 2015, between RUSSELL A. BRADSHAW, as party or parties of the first part, hereinafter called Grantor, and STEWART COUNTY, GEORGIA, as party or parties 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 AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, 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 the City of Lumpkin, Stewart County, Georgia, and being a certain town lot commencing at a point on the south side of Broad Street and Elm Street; thence west along the sidewalk on Broad Street a distance of 127 feet to an alley running north and south; thence along said alley to the property known as Hawes property, now House property; thence in an eastern direction along said Hawes property to Elm Street; thence north along the west side of Elm Street to the Point of Beginning, and being bounded now or formerly as follows: Bounded on the north by sidewalk of Broad Street; on East by Elm Street; on south by property known as Hawes lot, now House property; on West by an alley.

Subject to any and all visible easements and restrictions and easements of record.

2015 Ad Valorem Taxes are being prorated between the parties and will be paid by grantee.

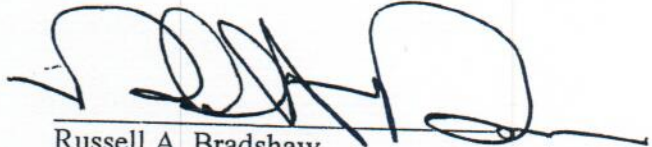
TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise

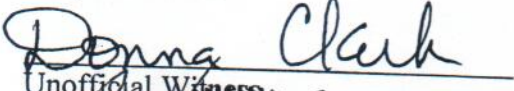
appertaining, to the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

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.

Signed, sealed and delivered in the presence of:

  
Russell A. Bradshaw

  
Donna Clark

Unofficial Witness  
  
KELLY RAULERSON  
Commission Expires

Notary Public  
My Commission Expires





Return To:  
Perry & Walters, LLP  
R. Kelly Raulerson  
P.O. Box 71209  
Albany, GA 31708-1209

STEWART COUNTY, GEORGIA

GEORGIA, STEWART COUNTY  
Filed For Record in Superior Court  
at 3:00P M October 14 2015  
and recorded in Deed Book 250 Page 261-262  
This 14 day of October 2015  
Carol Smith, Deputy  
CLERK, SUPERIOR COURT

128-2015-000219  
GEORGIA, STEWART COUNTY, LUMPKIN, GEORGIA  
Real Estate Transfer Tax  
TOTAL \$ 2604 / non profit public corp.  
DATE October 14, 2015  
Carol Smith, Deputy  
Clerk of Superior Court

WARRANTY DEED

THIS INDENTURE, made the 14 day of October in the year 2015, between WILLIAM B. SINGER, as party or parties of the first part, hereinafter called Grantor, and STEWART COUNTY, GEORGIA, as party or parties 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 AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, 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 certain tract and parcel of land known as the "Ed House" Residence home in Lumpkin, Georgia as shown in that certain deed from Annie Hanes to Ed House in Deed Book 17, page 254, Clerk of Superior Court of Stewart, Georgia.

Said lot being located on Main Street in Lumpkin, Georgia and is bounded now or formerly as follows: Main Street and City Street on South and East; West by lot formerly known as Fort Filling Station; North by lot formerly owned by Mrs. C. O. Soloman (now by Bradshaw); said parcel being shown by a map of same in Tax Commissioner's Office in Lumpkin, Georgia and designated as Map Number LU-6, Parcel 48 which is incorporated herein and made a part hereof.

This is the same property described in a Warranty Deed from William Ed House, Jr., Judy Shirling, Jane H. Ledford, Harry Owen House, Thomas W. House and Sue H. Harrison to Stewart County Historical Commission, Inc. recorded in Deed Book 107, page 278, Stewart County Deed Records, and a Warranty Deed from Stewart County Historical Commission, Inc. to the Grantor herein recorded in Deed Book 157, page 126 in said Deed Records.

2015 ad valorem taxes will paid by Grantee when same become due.

Subject to any and all visible easements and restrictions and easements of record.

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.

Signed, sealed and delivered in the presence of:

*William B. Singer*  
William B. Singer

*Mary D. S. Bruce*  
Unofficial Witness

*R. Kelly Raule*  
Notary Public  
My Commission Expires:  
NOVEMBER 20, 2011  
NOTARY SEAL  
STEWART COUNTY, GEORGIA



RESOLUTION AUTHORIZING THE FILING OF AN APPLICATION WITH THE U.S. DEPARTMENT OF AGRICULTURE/RURAL DEVELOPMENT, FOR A COMMUNITY FACILITIES LOAN/GRANT NOT TO EXCEED \$100,000 FOR THE PURCHASE OF FIRE SAFETY EQUIPMENT

WHEREAS, Stewart County possesses full Legal Authority to make application to U.S. Department of Agriculture/Rural Development, Community Programs assistance; and

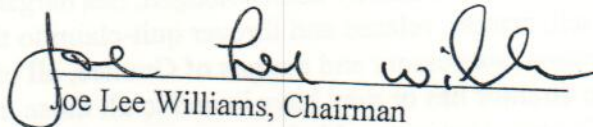
WHEREAS, Stewart County has found it needful and necessary to file an application for a Community Facilities Grant.

NOW THEREFORE BE IT RESOLVED, and it is hereby resolved that Stewart County approves and authorizes the filing of said application including all understandings and assurances necessarily contained therein; and


BE IT FURTHER RESOLVED, that Stewart County directs the Chairman to execute and file said application on behalf of the County, to furnish additional information as required by the USDA/Rural Development and to do all those acts which are needful and necessary to expedite approval of said application.

This 24<sup>th</sup> Day of November, 2015.

Stewart County Board of Commissioners

  
Joe Lee Williams, Chairman

Attest:

  
Pamela Green, County Clerk

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GEORGIA, STEWART COUNTY

Filed For Record in Superior Court

at 10:00 A M December 21 2015

and recorded in Deed Book 251 Page 276-278

This 21 day of December 2015

Caree Smith, Deputy  
CLERK, SUPERIOR COURT

128-2015-000280

GEORGIA, STEWART COUNTY, LUMPKIN, GEORGIA  
Real Estate Transfer Tax

TOTAL \$ Gov't/nonprofit public corp

DATE December 21, 2015

Caree Smith, Deputy  
Clerk of Superior Court

RETURN TO:  
Kelly Raulerson  
PERRY & WALTERS, LLP  
P. O. Box 71209  
Albany, GA 31708

**QUIT-CLAIM DEED**

STATE OF GEORGIA  
COUNTY OF STEWART

**THIS INDENTURE**, made this 18<sup>th</sup> day of December 2015, between STEWART COUNTY, GEORGIA, as party of the first part, herein called "Grantor", and STEWART COUNTY WATER & SEWERAGE AUTHORITY, as party of the second part, herein called "Grantee");

**WITNESSETH:**

That the Grantor for and in consideration of the sum of one dollar in hand paid, the receipt whereof is hereby acknowledged, has bargained, sold and does by these presents bargain, sell, remise, release and forever quit-claim to the Grantee and the heirs, executors, administrators, successors and assigns of Grantee, all of the right, title, interest, claim or demand which the Grantor has or may have in and to all those tracts or parcels of land lying and being in Stewart County, Georgia and being more particularly described on Exhibit "A" attached hereto and incorporated herein by this express reference.:

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

**TO HAVE AND TO HOLD** the said described premises unto Grantee and the heirs, executors, administrators, successors and assigns of Grantee, so that Grantor nor any other person claiming under Grantor, shall at any time claim or demand any right, title or interest to the aforesaid described premises or its appurtenances.

**IN WITNESS WHEREOF**, the said Grantor has caused this Deed to be properly signed and sealed the day and year first above written.



STEWART COUNTY, GEORGIA

By: Joe Lee Williams  
Chairman, Joe Lee Williams  
Board of Commissioners

Signed, sealed and delivered  
in the presence of:

Diane C Babler  
Witness

Attest: Pamela Green  
Clerk, Pamela Green

Laurie A. Holloway  
Notary Public

My Commission Expires: Aug. 24, 2019



Schedule A

Tract 1:

One acre, more or less, of land in the shape of a square as nearly as practicable and situated as following: Bounded on the south by public road from Lumpkin To Richland, On the East by Grimes Gin Lot; On the north and west by land formerly owned by J. D. Richardson (1892) being part of land lot number 29 in the 24th Land District of Stewart Co. Georgia. This is the same parcel conveyed to Board of Education (1894) recorded in Deed Book KK, Page 416 public deed records of Stewart Co. Georgia.

Tract 2:

In Land Lot No. 29 of the 24th Land District of said County and being the tract of E. A. Morton on the west side of public road leading from the Randall School Building to Randall's Crossing as shown by plat made by E. A. Morton, County Surveyor, on November 18, 1941, along said road from northeast corner in southwesterly direction to property of said school, thence, N 45 degrees West 1.65 chains; thence North 45 degrees East 2.30 chains to point of beginning. Said tract being all the land owned by E.A. Morton west of said road and joining the original school plat. This is the same property conveyed to Board of Education in Deed Book 27, page 427 public deed records of Stewart Co. Georgia.

Tract 3:

In Land Lot No. 29 of the 24th Land District of said County and beginning at the northwest corner of the school lot known as the Randall School and running N 45 degrees W 2 chains; thence N 45 degrees E 9.80 chains running to the road that leads from the public highway from Richland to Lumpkin to Randalls Crossing; thence, along the road 4.30 chains to the line that divides a small plot owned by E. A. Morton from the original J. D. Richardson estate 2.30 chains; thence, back to the same road 1.65 chains; thence again along the same road 1 chain intersecting the original school lot; thence along the line of the original school lot in a westerly direction 2.70 chains; thence, in a southwesterly direction 3.16 chains back to the starting point. Said land contains two acres, more or less.

This is the same property conveyed to Marcus Gaines by Sarah Lillian Hobbs in that certain warranty deed dated February 1, 1958 as shown of record in Deed Book 38, page 43 of the public deed records of Stewart County, Georgia and the same property conveyed to Sarah Lillian Hobbs by Stewart County Board of Education by warranty deed dated January 7, 1958 of record in Deed Book 38, page 42 of said county.