



**MORGAN COUNTY COMMISSION
A G E N D A
January 19, 2021
Immediately Following the 5:00 PM BOC Meeting
150 East Washington Street, Madison, GA
2nd Floor Conference Room**

Agenda Approval

New Business

1. Drug Court Building Quitclaim Deed

After Recording Return to:

Blasingame, Burch, Garrard & Ashley, P.C.
1021 Parkside Commons, Suite 104
Greensboro, Georgia 30642
CM: 11421-0020rws

QUITCLAIM DEED

STATE OF GEORGIA, MORGAN COUNTY

THIS INDENTURE, made the _____ day of _____, 2021, by and between the **MORGAN COUNTY, GEORGIA, HOSPITAL AUTHORITY**, as party of the first part, hereinafter called Grantor, and **MORGAN COUNTY, GEORGIA**, its successors and assigns, as party of the second part, hereinafter called Grantee, (the words "Grantor" and "Grantee" to include their respective successors and assigns where the context requires or permits).

WITNESSETH:

That 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 and sufficiency whereof is hereby acknowledged, by these presents does hereby remise, convey and forever QUITCLAIM unto the said Grantee, all of its entire right, title and interest passing hereunder, whatever the same be, in and to that certain property described as follows, to wit:

ALL THAT CERTAIN TRACT OR PARCEL OF LAND, lying and being within the 276th District, G. M., 20th Land District, Land Lot 173, of Morgan County, Georgia, within the City of Madison, containing 0.193 acres, more or less, more particularly described as follows: Commencing at a PK Nail located at the intersection of the center line of Cornwall Drive (50' right of way) and Old Post Road (50' right of way) run thence South 64° 38' 33" West 37.56 feet to a point on the southerly right of way of Cornwall Drive; run thence South 29° 20' 02" West 75.61 feet to a PK Nail; run thence South 29° 10' 12" East 19.07 feet to the Point of Beginning of the tract herein conveyed. Run thence South 27° 46' 39" West 74.70 feet to an iron pin set; run thence North 54° 48' 53" West 40.53 feet to an iron pin set; run thence along a curve to the right a distance of 66.77 feet, along a chord bearing North 44° 21' 46" West a chord distance of 67.15 feet to an iron pin set; run thence North 27° 19' 26" West 59.62 feet to a point on the Southerly right of way of Cornwall Drive; run thence along a curve to the right a distance of 67.12 feet, along a chord bearing North 70° 43' 10" West a distance of 66.85 feet to a point; thence leaving the right-of-way of Cornwall Drive run thence South 02° 23' 09" East a distance of 50.24 feet to a ½ inch rebar found; Run thence South 56° 44' 30" East 57.07 feet to a ½ inch rebar found; run thence North 87° 41' 07" 29.36 feet to the Point of Beginning of the tract herein conveyed. Said parcel is more particularly described on that certain Division Plat of Survey for Morgan Memorial Hospital, by Joseph P. Brewer, Georgia RLS 3209, dated December 1, 2020.

Parent tax parcel M 22-001

ALSO CONVEYED HERewith is an easement for parking within a strip of land 17.01 feet in width, more or less, adjacent to and contiguous with the southwesterly border of the subject property.

ALSO CONVEYED HERewith is an easement for ingress and egress to the subject property and parking easement area adjacent to and contiguous with the above described parking easement area, said area being of a variable width between 15.13 and 26.61 feet as shown on said above described plat.

The above described property is subject to a right of reversion. In the event the Grantee abandons its use of the above described property as a Drug Court Building or for any similar use by the 8th Judicial Circuit of Georgia for a period of one year or more, then the property shall upon the consent of the Morgan County, Georgia, Hospital Authority revert to the Morgan County, Georgia, Hospital Authority, its successors and assigns.

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.

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

**MORGAN COUNTY, GEORGIA,
HOSPITAL AUTHORITY**

Signed, sealed and delivered
in the presence of:

Unofficial Witness

By: _____(SEAL)
John Moore, Chairman

Notary Public
My Commission Expires:
(*AFFIX NOTARY SEAL*)

Attest: _____(SEAL)
Maynard (Butch) Thompson, Jr.