

Clock#: 484121
FILED FOR RECORD

12/30/2003 04:06pm

PAID: 20.00

Susan D. Prouse, Clerk
Superior Court of Chatham County
Chatham County, Georgia

STATE OF GEORGIA)
)
COUNTY OF CHATHAM)

RETURN TO:

OLIVER MANER & GRAY LLP (LAS)
P. O. Box 10186
Savannah, GA 31412
(912) 236-3311

WARRANTY DEED

THIS INDENTURE made and entered into this 23rd day of December, 2003, by and between **HOPETON PLANTATION, INC.**, a Georgia Corporation, as Party of the First Part, and **JEAN KELLER FAIR**, as Party of the Second Part,

WITNESSETH:

THAT the Party of the First Part, for and in consideration of the sum of Ten and No/100 (\$10.00) Dollars and the exchange of interests in real property pursuant to that certain Agreement between the parties dated of even date herewith, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, sold, and conveyed, and by these presents does grant, bargain, sell, and convey unto the said Party of the Second Part, her heirs, executors, administrators, successors and assigns, an undivided twelve percent (12%) interest in all the tracts and parcels of land described in Exhibit A attached hereto and incorporated herein by this reference.

BOOK
263 M
PAGE
626

TO HAVE AND TO HOLD the said premises, together with all and singular the rights, members, hereditaments, and appurtenances thereof, to the same being or in anywise appertaining, to the only proper use, benefit, and behoof of the said Party of the Second Part, her heirs, executors, administrators, successors and assigns forever, IN FEE SIMPLE.

AND, the said Party of the First Part, and its heirs, executors, administrators, successors and assigns, will warrant and forever defend the right and title to the above-described property unto the said Party of the Second Part, and her heirs, executors, administrators, successors and assigns, against the claims of all persons whomsoever.

IN WITNESS WHEREOF, the said Party of the First Part has hereunto set its hand and seal on the day and year first above written.

HOPETON PLANTATION, INC.

By: Jean Keller Fair
JEAN KELLER FAIR,
PRESIDENT

Attest: Alice Wilcox Keller
ALICE WILCOX KELLER
SECRETARY

Signed, sealed and delivered this

30th day of December, 2003

in the presence of:

[Signature]
Witness

[Signature]
Notary Public



BOOK
PAGE
263 M 627

EXHIBIT A

Lot X

ALL THAT CERTAIN tract or parcel of land situate, lying, and being in the 7th G.M. District of Chatham County, Georgia, containing 41.87 acres of land, more or less, being a portion of the property transferred by Deed from The Hubert Keller Family Limited Partnership, as Grantor to Jean Keller Fair and Hopeton Plantation, Inc., a Georgia corporation, as Grantees,, dated October 1, 2003, and recorded in the Office of the Clerk, Superior Court, Chatham County, Georgia in Record Book 260 N, page 716, said 41.87 acre portion being more particularly described as follows:

Beginning at a concrete right of way monument found at the northern intersection of the rights of way of US Highway 17 and Little Neck Road (the eastern most of two such monuments) and proceeding thence N77°20'48"W a distance of 103.21' to the concrete right of way monument on the Little Neck Road right of way, and proceeding thence N45°25'44" a distance of 600.21' along the Little Neck Road right of way to a concrete right of way monument, proceeding thence N45°15'43"W a distance of 504.27 feet further along the Little Neck Road right of way to a 5/8" rebar set at the intersection of the Little Neck Road right of way and the eastern boundary of a 60' Chatham County drainage canal right of way, proceeding thence N12°57'25"E along the eastern boundary of the 60' canal right of way a distance of 658.04' to a 5/8" rebar set, proceeding thence N11°20'18"E an additional 45.60' along said canal right of way to a 5/8" rebar set, proceeding thence S 45°25'44"E a distance of 741.07' to a 5/8" rebar set, proceeding thence N48°58'13"E a distance of 1,612.49' to a 5/8" rebar set, proceeding thence S41°38'52"E a distance of 738.13' to a point at the centerline of the concrete road which is Old US Highway 17, proceeding thence along the centerline of Old US Highway 17 along a westerly curve with a radius of 487.62', an arc length of 118.53', a chord length of 118.24' and a chord bearing of S48°25'20"W to a PK pin, proceeding thence S41°27'31"W for a distance of 107.40' to a PK pin at the intersection of Old US Highway 17 and the westerly right of way of US Highway 17, proceeding thence alongside US Highway 17 in a curve with a radius of 2009.86', an arc length of 725.95', a chord length of 722.01' and a chord bearing of S51°52'57"W to a point, proceeding thence S 41°57'24"W along the right of way of US Highway 17 a distance of 188.81' to a 5/8" rebar set, proceeding thence N16°52'32"W a distance of 679.40' to a 5/8" rebar set, proceeding thence S 58°48'53"W a distance of 115.30' to a 5/8" rebar set, proceeding thence S48°58'13"W a distance of 269.62' to a 5/8" rebar set, proceeding thence S41°38'52"E a distance of 651.78' to a 5/8" rebar set on the western right of way of US Highway 17, proceeding thence S41°57'24" along the right of way of US Highway 17 a distance of 330.55' to a 3/4 inch pipe, proceeding thence S41°47'09"W a distance of 545.84' along the right of way of US Highway 17 to the point of beginning.

SUBJECT TO any and all applicable easements and rights of way set forth in the above-referenced October 1, 2003, deed recorded in the Office of the Clerk, Superior Court, Chatham County, Georgia in Record Book 260 N, page 716.

BOOK
263 N
PAGE
628

Lot Y

ALL THAT CERTAIN tract, parcel or lot of land situate, lying, and being in the 7th G.M. District of Chatham County, Georgia, containing 236.2 acres of land, more or less, being a portion of the property transferred by Deed from The Hubert Keller Family Limited Partnership, as Grantor to Jean Keller Fair and Hopeton Plantation, Inc., a Georgia corporation, as Grantees,, dated October 1, 2003, and recorded in the Office of the Clerk, Superior Court, Chatham County, Georgia in Record Book 260 N, page 716, said 236.2 acre portion being more particularly described as follows:

Commencing from the concrete right of way monument found at the northern intersection of the rights of way of US Highway 17 and Little Neck Road (the eastern most of two such monuments) and proceeding thence N77°20'48"W a distance of 103.21' to a second concrete right of way monument on the Little Neck Road right of way, and proceeding thence N45°25'44" a distance of 600.21' along the Little Neck Road right of way to a third concrete right of way monument, proceeding thence N45°15'43"W a distance of 504.27 feet further along the Little Neck Road right of way to a 5/8" rebar set at the intersection of the Little Neck Road right of way and the eastern boundary of a 60' Chatham County canal right of way which shall be the point of beginning.

Beginning at said point and proceeding thence N45°15'43"W a distance of 115.32 along the right of way of Little Neck Road to a concrete monument, proceeding thence along the right of way of Little Neck Road along a slight southerly curve with a radius of 11,409.16', an arc length of 726.95', a chord length of 726.83' and a chord bearing of N 43°28'30"W to a concrete monument, proceeding thence along the right of way of Little Neck Road N 41°40'40" W a distance of 825.40' to a concrete monument, proceeding thence along the right of way of Little Neck Road N41°38'56" W a distance of 699.08' to a concrete monument, proceeding thence N 48°55'24E a distance of 3,339.77' to a 1" pipe on the south side of the Little Ogeechee River, proceeding thence along the same N 48°55"E bearing a distance of 105' to a point at the centerline of the Little Ogeechee River, proceeding thence southeast along the centerline of the Little Ogeechee River for approximately to a point along the centerline of the Little Ogeechee River, proceeding thence 110' N 28°00'00"E to a 1" pipe set on the north side of the Little Ogeechee River (said 1" inch pipe on the north side of the Little Ogeechee River being 1,936.33' from the 1" pipe set back referred to on the south side of the Little Ogeechee River along a tie line with a bearing of S 48°55'56"E), proceeding thence from said 1" pipe on the north side of the Little Ogeechee River S 44°15'00"E for a distance of 1,271.5' to a 1" pipe, proceeding thence S 43°10'00" for a distance of 437.72' to a 5/8" rebar set on the eastern right of way of US Highway 17, proceeding thence south/southwest along the US Highway 17 right of way along a easterly curve with a radius of 2,471.78', an arc length of 651.31', a chord length of 649.43' and a chord bearing of S 43°03'44"W to a 5/8" rebar set south of the Little Ogeechee River along Old US Highway 17 (said 5/8" rebar being set back a distance of 112' along said curve from the intersection of Old US Highway 17, US Highway 17 and the southern bank of the Little Ogeechee River, proceeding thence S 69°18'49"W a distance of 672.59' along the centerline of Old US Highway 17 to a PK pin set, proceeding thence in a westerly curve along Old US Highway having a radius of 487.62', an arc length of 118.53', a chord length of 118.24' and a chord bearing of S 62°20'59"W to a 5/8" rebar set, proceeding thence N 41°38'52"W a distance of 738.13' to a 5/8" rebar set, proceeding thence S 48°58'13"W a distance of 1,612.49' to a 5/8" rebar set, proceeding thence N 45°25'44"W a distance of 741.07' to a 5/8" rebar set along a 60' Chatham County Canal right of way, proceeding thence along said

BOOK
263 N
PAGE
629

canal right of way S 11°20'18"W a distance of 45.6' to a 5/8" rebar set, thence proceeding along said canal right of way S 12°57'25"W a distance of 658.04' to the point of beginning.

LESS AND EXCEPT the 3.5 acres, more or less, consisting of that certain Chatham County Canal right of way granted to Chatham County, Georgia, from the Estate of Hubert Keller by Right of Way Deed dated May 17, 1966, and recorded in the Office of the Clerk, Superior Court, Chatham County, Georgia, in Deed Book 90 G, page 94, and shown on that certain Plat recorded in Plat Record Book R, page 24, said canal right of way consisting of a 60' to 80' drainage canal beginning at the Little Neck Road right of way with its easterly border beginning at the point of beginning hereof as more fully described in the above-referenced Deed and Plat.

AND SUBJECT TO any and all applicable easements and rights of way set forth in the above-referenced October 1, 2003, deed recorded in the Office of the Clerk, Superior Court, Chatham County, Georgia in Record Book 260 N, page 716.

Lot Z

ALL THAT CERTAIN tract or parcel of land situate, lying, and being in the 7th G.M. District of Chatham County, Georgia, containing 257.2 acres of land, more or less, being a portion of the property transferred by Deed from The Hubert Keller Family Limited Partnership, as Grantor to Jean Keller Fair and Hopeton Plantation, Inc., a Georgia corporation, as Grantees, dated October 1, 2003, and recorded in the Office of the Clerk, Superior Court, Chatham County, Georgia in Record Book 260 N, page 716, said 257.2 acre portion being more particularly described as follows:

Commencing from the concrete right of way monument found at the northern intersection of the rights of way of US Highway 17 and Little Neck Road (the eastern most of two such monuments) and proceeding thence N77°20'48"W a distance of 103.21' to a second concrete right of way monument on the Little Neck Road right of way, and proceeding thence N45°25'44" a distance of 600.21' along the Little Neck Road right of way to a third concrete right of way monument, proceeding thence N45°15'43"W a distance of 619.59' feet further along the Little Neck Road right of way to a fourth concrete monument, proceeding thence along the right of way of Little Neck Road along a slight southerly curve with a radius of 11,409.16', an arc length of 726.95', a chord length of 726.83' and a chord bearing of N 43°28'30"W to a fifth concrete monument, proceeding thence along the right of way of Little Neck Road N 41°40'40" W a distance of 825.40' to sixth a concrete monument, proceeding thence along the right of way of Little Neck Road N 41°38'56" W a distance of 699.08' to a seventh concrete monument which shall be the point of beginning.

Beginning at said point and proceeding along the northern right of way of Little Neck Road along a slight southerly curve with a radius of 17,238.73', an arc length of 602.65', a chord length of 602.62', and a chord bearing of N 42°41'35"W to a concrete monument, proceeding thence along the right of way of Little Neck Road N 43°39'00"W a distance of 1,159.62' to a 5/8" rebar set, proceeding thence along the right of way of Little Neck Road along a slight southerly curve having a radius of 17,138.73', an arc length of 429.37', a chord length of 429.36' and a chord bearing of N 42°58'42"W to a 5/8" rebar set on the intersection of the northerly right of way of Little Neck Road and the eastern boundary of a 60' Chatham County canal right of way, proceeding thence along the eastern boundary of said canal right of way N 20°34'43"E a distance of 1,030.43' to a 5/8" rebar set, proceeding thence along the

eastern side of said canal right of way along a easterly curve with a radius of 706.57", an arc length of 525.32', a chord length of 513.30' and a chord bearing of N 00°47'45"W to a 5/8" rebar set, proceeding thence N 22°02'10" along said canal right of way a distance of 214.85' to a 5/8" rebar set, proceeding thence along said canal right of way along a westerly curve with a radius of 280', an arc length of 225.46', a chord length of 219.42' and a chord bearing of N01°01'37"W to a 5/8" rebar set, proceeding thence N24°08'15"E along said canal right of way a distance of 199.19' to a 5/8" rebar set, proceeding thence along said canal right of way along a westerly curve with a radius 870', an arc length of 414.49, a chord length of 410.58' and a chord bearing of N 37°44'57"E to a point, proceeding thence N 51°24'27E a distance of 950.76' to the centerline of the Little Ogeechee River at the northwest corner of the property where the canal right of way intersects with the southern side of the Little Ogeechee River marked by a 5/8" rebar pin set back 30', with the property line being the center line of the Little Ogeechee River at this point, proceeding thence southeast along the centerline of the Little Ogeechee River to a point at the centerline of said river 105' feet north of a 1" pipe set back having a bearing from said 1" pipe to the centerline point of N 48°55'24"E (with said 1" pipe set being found by commencing along a tie line from the previous 5/8" rebar pin set back 30' at the intersection of said canal right of way and the Little Ogeechee River S 69°58'39"E a distance of 1,353.31' to a point, proceeding thence along a tie line S 40°44'28"E a distance of 1,204.32' to a point, proceeding thence along a tie line S 30°43'57"E a distance of 1,188.39' to said 1" pipe), proceeding thence from said centerline of the Little Ogeechee River S 48°55'24"W a distance of 105' to said 1" pipe, proceeding thence S 48°55'24"W a distance of 3,339.77' to the point of beginning.

SUBJECT TO any and all applicable easements and rights of way set forth in the above-referenced October 1, 2003, deed recorded in the Office of the Clerk, Superior Court, Chatham County, Georgia in Record Book 260 N, page 716.

NOTE APPLICABLE TO ALL LOTS CONTAINED ON THIS EXHIBIT A:

As of the date hereof, Lots X, Y and Z share the same property identification number assigned by the Chatham County Board of Tax Assessors which is 1-1007-01-005 along with another parcel not described herein which lies on the northern side of the Little Ogeechee River northwest of Parcel Z containing 92.5 acres, more or less, (the "Undescribed NW Parcel").

This division into Lots X, Y and Z is being made pursuant to a survey prepared by Micheal E. Stone, Georgia Registered Land Surveyor No. 2747, dated December 4, 2003, which shall be filed in the Chatham County property records upon receipt of all requisite approvals.

It being the intent of Jean Keller Fair to qualify Lot Y, Lot Z and the Undescribed NW Parcel for current use assessment for bona fide conservation use property under OCGA § 48-5-7.4 for calendar year 2004, it is necessary to divide the parcels by metes and bounds as set forth herein prior to the end of calendar year 2003 so that each Lot may be assigned a separate property identification number by the Chatham County Board of Tax Assessors. Accordingly, Lots X, Y and Z should each be assigned new and separate property identification numbers from the existing property identification number for this purpose (and if the existing number is maintained, it should be designated to the Undescribed NW Property).

It is the further intent of the parties to file a corrective deed referring to the above-referenced survey, as finally approved, if and when it has received the requisite approvals and has been filed and recorded in the Office of the Clerk, Superior Court, Chatham County, Georgia.