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

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Law offices of:

Oliver Maner & Gray LLP (JRF)
P.O. Box 10186
Savannah, GA 31412

GRANTOR: The Hubert Keller Family Limited Partnership

GRANTEES: Jean Keller Fair and Hopeton Plantation, Inc.

DATE OF INSTRUMENT: October 1, 2003

TYPE OF INSTRUMENT: () Warranty Deed
() Deed to Secure Debt
() Cancellation
() Assignment
(X) Other Quitclaim Deed

Note: This cover page is for recording purposes only and does not modify or amend the Terms of the attached instrument.

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STATE OF GEORGIA)
)
CHATHAM COUNTY)

QUITCLAIM DEED

AN INDENTURE made and entered into as of October 1, 2003, by and between THE HUBERT KELLER FAMILY LIMITED PARTNERSHIP, a limited partnership organized and existing under and by virtue of the laws of the State of Georgia, with its principal office in Savannah, Georgia, as Grantor, and JEAN KELLER FAIR, a resident of the State and county aforesaid, and HOPETON PLANTATION, INC., a corporation organized and existing under and by virtue of the laws of the State of Georgia, with its principal office in Savannah, Georgia, as Grantees.

WHEREAS, by initial and correction deeds dated as of May 1, 1996, Grantee Jean Keller Fair conveyed to Grantor herein her entire individual eighty-eight (88%) percent interest in the following-described real properties, said deeds being of record in the office of the Clerk of the Superior Court of Chatham County, Georgia, in Book 178-S, at folio 5 and in Book 182-R, at folio 434, respectively; and

WHEREAS, by deed dated as of May 1, 1996, Grantee Hopeton Plantation, Inc. conveyed to Grantor herein an undivided ninety-five-one-hundredths (.95%) percent interest in said real properties, said deed being of record in the aforesaid Clerk's office in Book 178-S, at folio 1; and

WHEREAS, Grantor wishes hereby to convey said properties to, and thereby revest the same in, the respective Grantees in the same respective percentages in which those interests had been acquired from the Grantees as aforesaid;

NOW, THEREFORE, THIS INDENTURE WITNESSETH:

That the Grantor, for and in consideration of the sum of One (\$1.00) Dollar and other valuable considerations, receipt whereof is hereby acknowledged, does hereby grant, bargain, convey, release, and forever quitclaim unto Grantee Jean Keller Fair an undivided eighty-eight (88%) percent interest, and unto Grantee Hopeton Plantation, Inc. an undivided ninety-five-one-hundredths

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.95% percent interest, in the real properties more particularly described in Exhibit "A" attached hereto and made a part hereof by reference.

[TITLE HAS NOT BEEN EXAMINED OR CERTIFIED BY THE PREPARER OF THIS DEED.]

TO HAVE AND TO HOLD said respective undivided interests in real properties, together with all and singular the rights, members, hereditaments, improvements, easements, and appurtenances thereunto belonging or in anywise appertaining unto the Grantees, their respective heirs, personal representatives and assigns, in the proportions hereinbefore stated (to-wit: 88% as to the said Jean Keller Fair and .95% as to the said Hopeton Plantation, Inc.), so that neither the Grantor nor its successors and assigns, nor any person or persons claiming under Grantor, shall have, claim, or demand any right to the above-described undivided interests in the said properties or the appurtenances thereof.

IN WITNESS WHEREOF, the Grantor has hereunto caused these presents to be executed in its partnership name by its duly authorized General Partner (Hopeton Plantation, Inc.), this 6th day of October, 2003.

THE HUBERT KELLER FAMILY LIMITED PARTNERSHIP

By: Jean Keller Fair
President, Hopeton Plantation, Inc.
General Partner, The Hubert Keller Limited Partnership

Signed, sealed, and delivered on October 6, 2003 in the presence of:

Mary A. [Signature]
Witness
NOTARY SEAL
Notary Public, Chatham County, Georgia

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ALL that certain tract or parcel of land situate, lying, and being in the 7th G.M. District of Chatham County, Georgia, being portions of Hopeton Plantation, containing 709 acres of land, more or less, and more particularly delineated and shown upon maps or plats thereof marked Exhibits "A" and "AX" attached to the Last Will and Testament of Hubert Keller, dated December 8, 1958, as will appear by reference to File No. K-772 in the records of the Probate Court of Chatham County, Georgia; being part of the property described in that Assent to Devise from JEAN S. KELLER SALTER, formerly JEAN SENEY KELLER, Executrix of the will of Hubert KELLER, to JEAN S. KELLER SALTER, formerly JEAN SENEY KELLER, dated July 25, 1970 and recorded in the Office of the Clerk, Superior Court, Chatham County, Georgia in Record Book 97-V, page 321;

SAVING AND EXCEPTING THEREFROM, the portion of the above-described land conveyed by JEAN KELLER SALTER, formerly JEAN SENEY KELLER, to JOSEPH NORMAN, ALFRED SMITH, POMPEY GRANT, and WILLIAM H. GARDNER, AS TRUSTEES OF THE BETHEL BAPTIST CHURCH, by Deed dated April 16, 1968, and recorded in Record Book 93-S, page 261, and

SAVING AND EXCEPTING THEREFROM, the portion of the above-described land also known as Parcel No. 27, containing 17.962 acres of land, and the portion of the above-described land also known as Parcel No. 28-A, containing 6.251 acres, together with certain easements, acquired by CHATHAM COUNTY, GEORGIA through condemnation on June 27, 1968, said proceeding being recorded in the Office of said Clerk in Record Book 100-J, page 702, and

SAVING AND EXCEPTING THEREFROM, the portion of the above-described land conveyed to CHATHAM COUNTY, GEORGIA by Right of Way Deed dated September 8, 1970 and recorded in Record Book 98-N, page 575 of the Records of said Clerk, and SUBJECT ALSO to an easement granted the STATE HIGHWAY DEPARTMENT OF GEORGIA and CHATHAM COUNTY, GEORGIA, dated September 8, 1970 and recorded in Record Book 98-N, page 576 of said records, and

SAVING AND EXCEPTING THEREFROM, the portions of the above-described land conveyed to CHARLES HUBERT KELLER by Deeds of Gift dated December 11, 1972 and January 22, 1973 and recorded in the Office of Said Clerk in Record Book 101-N, page 35, and 101-R, page 289, respectively, and

SAVING AND EXCEPTING THEREFROM, the portion of the above-described land conveyed to SOUTHEAST TIMBERLANDS, INC. by JEAN KELLER FAIR by deed dated May 13, 1988, and recorded in the Office of said Clerk in Record Book 138-H, page 480, and

SAVING AND EXCEPTING THEREFROM, that portion of the above-

described land delineated and shown as Lot A upon a map or plat of HOPETON PLANTATION HOMESITE, a subdivision of a portion of the Hopeton Plantation Tract, 7th G.M. District, Chatham County, Georgia, recorded in the Office of said Clerk in Subdivision Map Book 15-S, page 56, said map or plat being specifically made a part of this description; said Lot A containing 3.59 acres, with a frontage of 100 feet on the Northern side of U.S. Highway 17, and containing improvements known as 5840 Ogeechee Road, Savannah, Georgia, and

SAVING AND EXCEPTING THEREFROM, that triangular portion of the above-described land described as follows: Commencing at the intersection of the centerline of U. S. Highway 17 and the Grove Point Road; thence S 2° 33' W a distance of 213.9 feet to a stake; thence N 45° 20' W a distance of 135.4 feet to a stake; thence N 41° 48' E a distance of 159 feet to the point of beginning; and being bounded on the East by said Grove Point Road, on the South by property now or formerly of Bethel Baptist Church (formerly of the Estate of Hubert Keller), and on the West by said U. S. Highway 17, and

SUBJECT, to a Right-of-Way granted to CHATHAM COUNTY, GEORGIA, by instrument dated May 17, 1966, and recorded in the Office of said Clerk in Record Book 90-G, page 94, and

SUBJECT, ALSO, to an easement granted to the SAVANNAH ELECTRIC AND POWER COMPANY, by instrument dated September 13, 1971, and recorded in the Office of said Clerk in Record Book 99-R, page 662, and

SUBJECT, ALSO, to an easement granted to the SAVANNAH ELECTRIC AND POWER COMPANY, by instrument dated January 26, 1972, and recorded in the Office of said Clerk in Record Book 100-D, page 849, and

SUBJECT, ALSO, to the terms of that certain License Agreement between JEAN S. FAIR, formerly JEAN SENEY KELLER, and SAVANNAH ROSE SOCIETY, dated November 11, 1975 and recorded in the Office of said Clerk in Record Book 105-X, page 461, and

SUBJECT, ALSO, to the easements granted to THE MAYOR AND ALDERMEN OF THE CITY OF SAVANNAH by instruments dated July 18, 1990 and December 26, 1991, and recorded in the Office of said Clerk in Record Book 147-Y, page 518 and 152-E, page 509, respectively.

This being the same property conveyed to Grantor herein by the said Jean Keller Fair and Hopeton Plantation, Inc. by quitclaim deeds dated as of March 1, 1996, of record in said Clerk's office in Book 178-S, at folio 5 (corrected by deed as of said date recorded in Book 182-R, at folio 434), and Book 178-S, at folio 1, respectively.