

LEWIS, TAYLOR & TODD, P.C.
ATTORNEYS AT LAW
SUITE 3
205 NORTH LEWIS STREET
POST OFFICE DRAWER 1027
LAGRANGE, GEORGIA 30241

JOHN M. TAYLOR
JEFFREY M. TODD

JAMES R. LEWIS
(1928-1996)
GEORGE E. SIMS, JR.
(1917-1967)
FAX (706) 882-4905
TELEPHONE (706) 882-2501

January 30, 2017

VIA EMAIL

Mr. James A. Woods, City Manager
CITY OF HOGANSVILLE
james.a.woods@cityofhogansville.org

RE: 503 Elm Street

Dear James:

You recently asked me to prepare a quitclaim deed for 503 Elm Street from the current owner of record Abundant Life Worship Center. You asked that the signature line be prepared for Councilmember Bailey's wife, Daniela Lashawn Bailey.

In reviewing the file, I am reminded of number of significant title issues regarding the lot. Enclosed herewith is a copy of my letter dated February 2, 2015, outlining the outstanding interests of J. C. Parham and Willie Ed Parham, as well as the issues of which you are aware relating to the corporation.

Obviously, we have now passed the five (5) year time period in which the corporation could be reinstated as a matter of right and relatively simply.

Regardless, for what it is worth enclosed herewith please find the proposed quitclaim deed. Assuming the deed is executed, I would suggest that we not record it until such time as we have much better information on the outstanding title issues. Please be sure that Mrs. Bailey is aware that her execution of the deed is not to be considered as fully transferring ownership to the City.

I look forward to hearing from you should this leave you with any questions.

With best regards, I am

Very truly yours,

LEWIS, TAYLOR & TODD, P.C.


Jeffrey M. Todd

JT/atb
Enclosures
cc: Lisa E. Kelly

RETURN TO:
Jeffrey M. Todd
LEWIS, TAYLOR & TODD, P.C.
P.O. Box 1027
LaGrange, Georgia 30241

QUIT CLAIM DEED

STATE OF GEORGIA,
COUNTY OF TROUP.

This indenture, made this _____ day of _____, 2017, between **ABUNDANT LIFE WORSHIP CENTER OF HOGANSVILLE, GA INCORPORATED**, as party of the first part, hereinafter called Grantor, and the **CITY OF HOGANSVILLE, GEORGIA**, a municipal corporation of Troup County, Georgia, party of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH:

Grantor, for and in consideration of one dollar and other valuable consideration in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged by these presents does hereby remise, convey and forever QUIT CLAIM unto the said Grantee the following real property:

That tract or parcel of land situated, lying and being in the City of Hogansville, Georgia, and being more particularly described as follows: One house and lot situated and fronting seventy-one (71) feet on Elm Street in the City of Hogansville and beginning at a point on Elm Street at the Southeast corner of the Millie Rivers lot and extending North one hundred twenty-six (126) feet, thence seventy-one (71) feet East to the land of R. M. Ware, thence South one hundred twenty-six (126) feet, thence seventy-one (71) feet East to the starting point; said house and lot is bounded as follows: on the North and East by the lands of R. M. Ware, on the South by Elm Street; and on the West by land of Millie Rivers. Said property being known as 45 Elm Street according to the present plan of numbering houses in Hogansville.

TO HAVE AND TO HOLD the said described property interests 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.

**ABUNDANT LIFE WORSHIP CENTER OF
HOGANSVILLE, GA INCORPORATED**

BY: _____
DANIELA LASHAWN BAILEY
Chief Financial Officer

Signed, sealed and delivered this _____
day of _____, 2017, in
the presence of:

Unofficial Witness

Notary Public

Angie Bowles

From: Angie Bowles <abowles@ltpc.com>
Sent: Monday, January 30, 2017 11:45 AM
To: 'james.a.woods@cityofhogansville.org'
Cc: Jeff Todd (jtodd@ltpc.com); 'Lisa Kelly'
Subject: 503 Elm Street
Attachments: 1-30-17 LTR re 503 Elm St.pdf; 2-2-15 LTR & Opinion re 503 Elm Street.pdf; QCD (503 Elm).pdf

James – Please see the attached documents from Jeff.

Thanks,
Angie

Angie T. Bowles
Assistant to Jeffrey M. Todd
LEWIS, TAYLOR & TODD, P.C.
P.O. Box 1027
LaGrange, Georgia 30241
P | 706-882-2501
F | 706-882-4905
abowles@ltpc.com

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JEFFREY M. TODD

JAMES R. LEWIS
(1928-1996)
GEORGE E. SIMS, JR.
(1917-1967)
FAX (706) 882-4905
TELEPHONE (706) 882-2501

February 2, 2015

VIA EMAIL

Mr. James A. Woods, City Manager
CITY OF HOGANSVILLE
400 E. Main Street
Hogansville, Georgia 30230
james.a.woods@cityofhogansville.org

RE: 503 Elm Street

Dear James:

You asked us to review the title with regard to 503 Elm Street, as the City is considering whether to accept the lot via donation. The enclosed title opinion points out the two issues we find in our title search.

First, in order to certify title for 50 years from a proper warranty deed, we begin our search with an April 9, 1945 deed to Willie Edd Parham, Carrie Parham and J. C. Parham. The next deed in the chain of title is from Carrie Parham, and we find no resolution to the interest of J. C. Parham or Willie Edd Parham. Discussions with family members may answer the question, but from the records we must take exception to the record interests of J. C. Parham and Willie Edd Parham.

Secondly, as I believe we may have discussed, the abundant Life Worship Center of Hogansville, Georgia Incorporated was administratively dissolved by the Secretary of State's Office on August 28, 2011. In order for the entity to be authorized to execute a deed of conveyance of the property to Hogansville, the corporation would need to be reinstated. Fortunately, O.C.G.A. § 14-2-1422 allows for reinstatement within 5 years after the effective date of dissolution by payment and filing a rather simple application. From previous experience, the payment is significant, however, and likely will be in the neighborhood of \$300.00 to \$400.00.

Thus, in summary, assuming Abundant Life Worship Center is reinstated and executes a deed in favor of the City, we will still be required to deal with the outstanding interest of J. C. Parham and Willie Edd Parham. If we are unable to locate relatives of these individuals and clarify the matter, our remaining option will be to file a quiet title action.

LEWIS, TAYLOR & TODD, P.C.
ATTORNEYS AT LAW

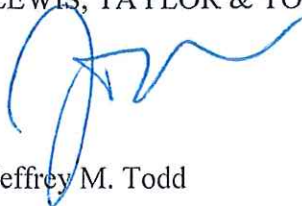
Mr. James A. Woods, City Manager
CITY OF HOGANSVILLE
February 2, 2015
Page 2 of 2

I look forward to hearing from you should this leave you with any questions.

With best regards, I am

Very truly yours,

LEWIS, TAYLOR & TODD, P.C.



Jeffrey M. Todd

JT/atb
Enclosure

R:\Jeff\RE\Title Opinions\Letters\Woods6 - 503 Elm St.docx

LEWIS, TAYLOR & TODD, P.C.
205 North Lewis Street, Suite 3
P. O. Box 1027
LaGrange, Georgia 30241

PRELIMINARY CERTIFICATE OF TITLE

TO: CITY OF HOGANSVILLE, GEORGIA

RE: 503 ELM STREET
TAX MAP NO. 024-4B-007-009

STATE OF GEORGIA,
COUNTY OF TROUP.

We, the undersigned attorneys, hereby certify that we have made careful examination of the deed records of Troup County, Georgia, as indexed in the Office of the Clerk of Superior Court of said County, relative to the title to the following real estate, to wit:

That tract or parcel of land situated, lying and being in the City of Hogansville, Georgia, and being more particularly described as follows: One house and lot situated and fronting seventy-one (71) feet on Elm Street in the City of Hogansville and beginning at a point on Elm Street at the Southeast corner of the Millie Rivers lot and extending North one hundred twenty-six (126) feet, thence seventy-one (71) feet East to the land of R. M. Ware, thence South one hundred twenty-six (126) feet, thence seventy-one (71) feet East to the starting point; said house and lot is bounded as follows: on the North and East by the lands of R. M. Ware, on the South by Elm Street; and on the West by land of Millie Rivers. Said property being known as 45 Elm Street according to the present plan of numbering houses in Hogansville.

We find that a record title to said real estate is vested in **ABUNDANT LIFE WORSHIP CENTER**, subject only to the following exceptions:

1. All taxes for 2014 and all subsequent years, as well as any additional taxes which may result from a reassessment of caption property.
2. Any matters which may be revealed by an accurate and current survey and/or a visual inspection of said property.
3. Rights, unrecorded or otherwise, of tenants or other persons who may be in possession of all or any part of said property.
4. Zoning laws and regulations of any governing body which may affect the use and occupancy of said estate.
5. Any state of facts or matters which occur after the date of this certificate.
6. Any lien or right to a lien for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
7. All existing easements and rights of way not shown of record, concerning or affecting public utilities, sewer lines, streets, sidewalks, power units, water and roadways.
8. Any defect, lien or encumbrance resulting from any law, ordinance or governmental regulation restricting, regulating, prohibiting or relating to environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the deed records of Troup County, Georgia as of date of this title opinion.
9. Any interest of J. C. Parham and Willie Edd Parham in the captioned property pursuant to a deed dated April 9, 1945, recorded in Deed Book 56, 83, Troup County Records.

10. Assuming that the record owner Abundant Life Worship Center is the intended to be the Georgia non-profit corporation Abundant Life Worship Center of Hogansville, Georgia, Incorporated, said company was administratively dissolved by the Secretary of State of the State of Georgia as of August 28, 2011.

This 23rd day of January, 2015, at 8:00 o'clock a.m.

LEWIS, TAYLOR & TODD, P.C.

BY: _____

JEFFREY M. TODD

205 North Lewis Street, Suite 3
P. O. Box 1027
LaGrange, Georgia 30241

R:\JeffRE Title Opinions Hogansville\503 Elm Street (Preliminary) docx

Angie Bowles

From: Angie Bowles
Sent: Monday, February 02, 2015 4:33 PM
To: James Woods (james.a.woods@cityofhogansville.org)
Cc: Jeff Todd (jtodd@lttpc.com)
Subject: 503 Elm Street
Attachments: 2-2-15 LTR & Opinion re 503 Elm Street.pdf

James – Please see the attached documents from Jeff.

Thanks,
Angie

Angie T. Bowles
Assistant to Jeffrey M. Todd
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