

City of Guyton, Georgia
**PLANNING AND ZONING PUBLIC HEARING
AND SPECIAL CALLED MEETING**
February 3, 2022 at 6:30 P.M.



C.D. Dean, Jr., Public Safety Complex
GUYTON GYMNASIUM
505 Magnolia Street
Guyton, GA 31312

AGENDA

1. **Call to Order**
2. **Public Hearing regarding request for Annexation and Rezoning** – Parcel No. 03190043, 03190046, and 03190040A00 requesting annexation into the City of Guyton and subsequent rezoning. The Applicant requests that approximately 3.28 acres of the property change from Effingham County zoning designation AR-2 (Parcel 03190043), AR-1 (Parcel 03190046), and AR-2 (Parcel 03190040A00) to City of Guyton zoning designation R-1. This property is located at:

Parcel 03190043 Brogdon Road, Legal Description .66 AC County SEE G18-83 (Deed Book 2400, Page 329).
Parcel 03190046 Brogdon Road, Legal Description 1.12 AC CNT SEE 46A-73INC (Deed Book 2416, Page 308);
Parcel 03190040A00 Brogdon Road, Legal Description 1.50 AC out of 46a-72 (Deed Book 2400, Page 328).
3. **Consideration of recommendation to Council regarding request for Annexation and Rezoning – Parcel No. 03190043, 03190046, and 03190040A00**
4. **Consideration to Adjourn this meeting**

City of Guyton, Georgia
CITY COUNCIL PUBLIC HEARING
AND SPECIAL CALLED MEETING
February 3, 2022 at 7:00 P.M.



C.D. Dean, Jr., Public Safety Complex
GUYTON GYMNASIUM
505 Magnolia Street
Guyton, GA 31312

AGENDA

1. **Call to Order**
2. **Public Hearing regarding request for Annexation and Rezoning** – Parcel No. 03190043, 03190046, and 03190040A00 requesting annexation into the City of Guyton and subsequent rezoning. The Applicant requests that approximately 3.28 acres of the property change from Effingham County zoning designation AR-2 (Parcel 03190043), AR-1 (Parcel 03190046), and AR-2 (Parcel 03190040A00) to City of Guyton zoning designation R-1. This property is located at:

Parcel 03190043 Brogdon Road, Legal Description .66 AC County SEE G18-83 (Deed Book 2400, Page 329).
Parcel 03190046 Brogdon Road, Legal Description 1.12 AC CNT SEE 46A-73INC (Deed Book 2416, Page 308);
Parcel 03190040A00 Brogdon Road, Legal Description 1.50 AC out of 46a-72 (Deed Book 2400, Page 328).
3. **Recommendation from Planning and Zoning regarding request for Annexation and Rezoning – Parcel No. 03190043, 03190046, and 03190040A00**
4. **First Reading of Ordinance 2022-02 regarding request for Annexation and Rezoning of Parcel No. 03190043, 03190046, and 03190040A00**
5. **Consideration to Adjourn this meeting**



New Foundation Holiness Church

99 Dilmus Jackson Street

Guyton, GA 31312

(912) 247-7162

We the trustee committee of New Foundation Holiness Church would like to annex the property of New Foundation on Brogdon Road Guyton Georgia, into the city of Guyton.

Parcel ID 03190043, Parcel ID 03190046, Parcel ID 03190040A00

Thanks You

A handwritten signature in cursive script, appearing to read "Frank Hines Jr.", written over a horizontal line.

Frank Hines Jr. , Pastor/Chairman

A handwritten signature in cursive script, appearing to read "Donnie Hines", written over a horizontal line.

Donnie Hines, Co-Chairman

A handwritten signature in cursive script, appearing to read "Jennifer Taylor", written over a horizontal line.

Jennifer Taylor, Treasurer



CITY OF GUYTON

PO Box 99 Guyton, Georgia 31312
Telephone – 912.772.3353 • Fax – 912.772.3152
www.cityofguyton.com
Working Together to Make a Difference

Mayor
Russell Deen
City Manager
Mike Eskew
City Clerk
Meketa H. Brown

Effingham County
Board of Commissioners
601 N. Laurel St.,
Springfield, GA 31329

COPY

10/29/2021

Dear Members of the Effingham County Board of Commissioners:

Pursuant to O.C.G.A. §§ 36-36-6 and 36-36-111, this letter and the materials attached hereto serve as the required notice to Effingham County of the City of Guyton's intention to annex via the 100% annexation method (O.C.G.A. §§ 36-36-20, 36-36-21) certain property contiguous to the City's corporate boundaries. I have enclosed in this letter the Petition Requesting Annexation and accompanying documents received by the City of Guyton on October 27, 2021.

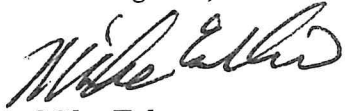
Three parcels are proposed to be annexed: PIN 03190043, PIN 03190046, and PIN 03190040A00. The parcels are currently zoned AR-2, AR-1, and AR-2, respectively, and are located within the Effingham County corporate limits. The parcels total approximately 3.28 acres and are located on Brogdon Road. The subject property is described with more detail and shown on a map included in the enclosed Petition Requesting Annexation.

The Applicant has requested that all three parcels of the property be rezoned to R-1 upon annexation. The Applicant has proposed the construction of a modular building to be used for religious activities and wants the City to serve the proposed development with water and sewer services.

Under O.C.G.A. § 36-36-113(c), the Effingham County Board of Commissioners has thirty days to object to the proposed annexation described in this letter and the enclosed Petition Requesting Annexation.

Please let me know if you have any questions.

Best regards,

A handwritten signature in black ink, appearing to read "Mike Eskew". The signature is fluid and cursive, with the first name "Mike" being more prominent than the last name "Eskew".

Mike Eskew

Interim City Manager, City of Guyton, Georgia

CC: Benjamin M. Perkins, Esq.
Brian D. Griffin, Esq.



AUTHORIZATION BY PROPERTY OWNER

Application for Annexation

I Swear that I Am The Owner Of The Property Which Is The Subject Matter Of The Attached Application. As Is Shown In The Records OF Effingham County, Georgia. I Authorize The Person Named Below to Act As Applicant In The Pursuit Of An Annexation OF This Property.

Name of Applicant: Pastor. Frank Hines

Address: 504 Magnolia St

Guyton City Ga State 31312 Zip Code

Telephone Number: 912-247-7162

Frank Hines
Signature of Owner



PETITION REQUESTING ANNEXATION

CITY OF GUYTON, GEORGIA

TO THE HONORABLE CITY COUNCIL OF GUYTON, GEORGIA

1. The undersigned, as owner of all real property of the territory described herein, respectfully requests that the City Council annex this territory to the City of Guyton, Georgia and the City boundaries to include the same.
2. The territory to be annexed abuts the existing boundary of Guyton, Georgia and the description of such territory area is as follows:

Address/ Description of Property:

Parcel 03190043 Brogdon Road, Legal Description: .66 AC County SEE G18-83. Zoning AR-2

Parcel 03190046 BROGDON ROAD, Legal Description 1.12 AC CNT SEE 46A-73INC. Zoning AR-1

Parcel 03190040A00 313 BROGDON ROAD, Legal Description 1.50 AC out of 46a-72.

Zoning AR-2

3. It is requested that this territory to be annexed shall be zoned: R-1 (approximately 3.28 acres) for the following reasons.

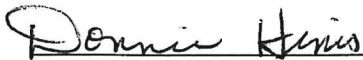
The site is currently zoned AR-2, AR-1, and AR-2 respectively. It is located within Effingham County limits. It is proposed to construct a building for observing religious services and activities. The organization will need the City of Guyton water and sewer services. Also, the property is adjacent to a property that is within the City of Guyton city limits, so it is logical to annex the property.

4. Therefore, the Petitioners pray that the City Council of the City of Guyton pursuant to the provisions of the Acts of the General Assembly of the State of Georgia, Laws ,1946 do by proper ordinance annex said property to the city limits to City o Guyton.

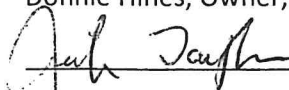
Respectfully,



Frank Hines, Owner, Chairman and Pastor



Donnie Hines, Owner, Co-Chairman



Jennifer Taylor, Treasurer



Overview



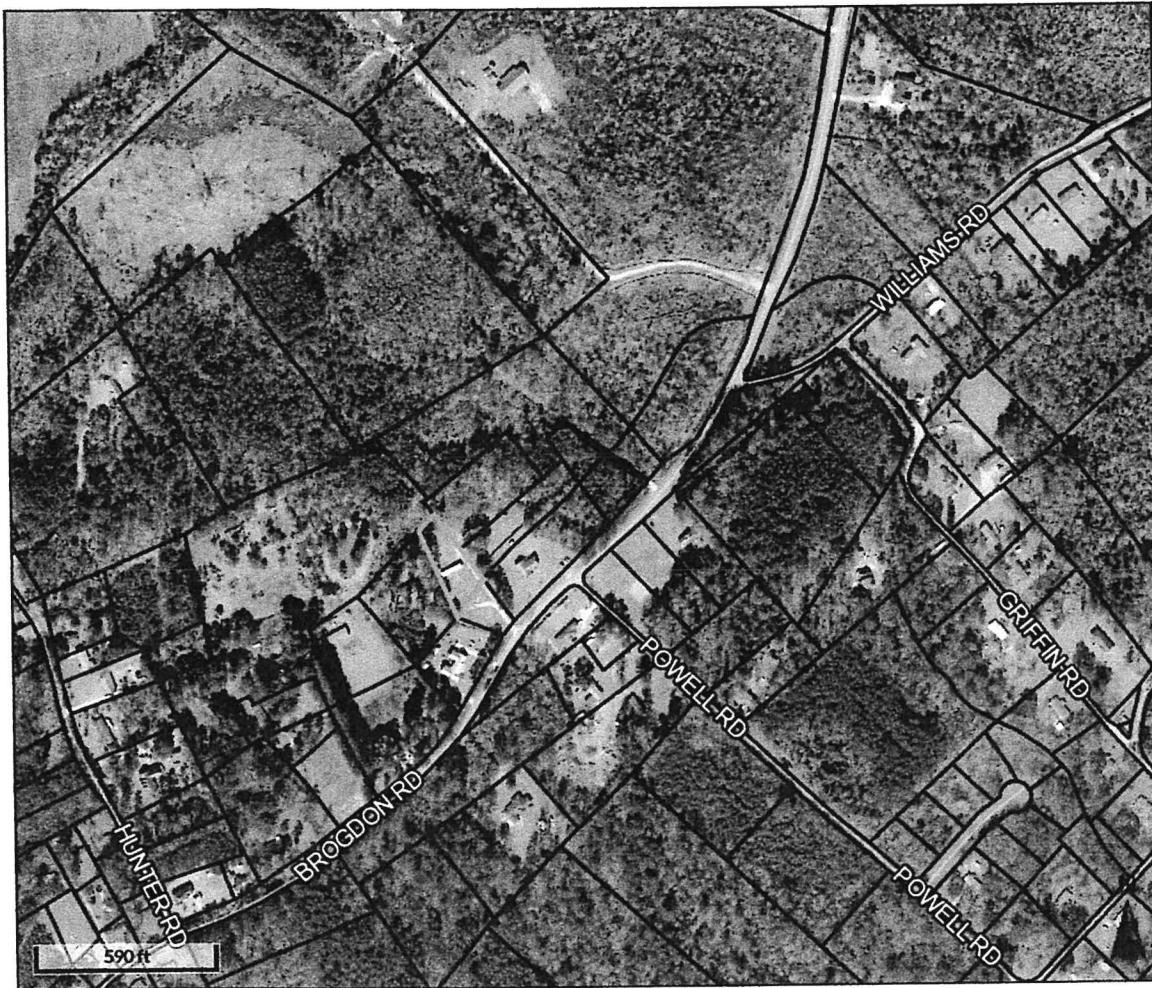
Legend

- Parcels
- Roads

<p>Parcel ID 03190040A00</p> <p>Class Code Exempt</p> <p>Taxing District 01-County</p> <p>Acres 1.5</p>	<p>Owner</p> <p>HINES FRANK O JR & HINES DONNIE M & TAYLOR JENNIFER AS TRUSTEES OF NEW FOUNDATION HOLINESS CHURCH</p> <p>99 DILMUS JACKSON ST</p> <p>GUYTON, GA 31312</p> <p>313 BROGDON RD RD</p> <p>Physical Address</p> <p>Assessed Value Value \$7948</p>	<p>Last 2 Sales</p> <table border="0"> <thead> <tr> <th>Date</th> <th>Price</th> <th>Reason</th> <th>Qual</th> </tr> </thead> <tbody> <tr> <td>4/14/2017</td> <td>\$8500</td> <td>LM</td> <td>Q</td> </tr> <tr> <td>10/4/2004</td> <td>0</td> <td>UV</td> <td>U</td> </tr> </tbody> </table>	Date	Price	Reason	Qual	4/14/2017	\$8500	LM	Q	10/4/2004	0	UV	U
Date	Price	Reason	Qual											
4/14/2017	\$8500	LM	Q											
10/4/2004	0	UV	U											

(Note: Not to be used on legal documents)

Date created: 10/21/2021
 Last Data Uploaded: 10/21/2021 12:49:13 AM



Overview



Legend

- Parcels
- Roads

Parcel ID	03190043	Owner	HINES FRANK O JR & HINES DONNIE M	Last 2 Sales			
Class Code	Exempt		&	Date	Price	Reason	Qual
Taxing District	01-County		TAYLOR JENNIFER R AS TRUSTEE OF	4/14/2017	\$19500	QZ	U
	County		NEW FOUNDATION HOLINESS	8/30/2013	0	D	U
Acres	0.66		CHURCH				
		Physical Address	P O BOX 882				
			SPRINGFIELD, GA 31329				
		Assessed Value	BROGDON RD				
			Value \$11621				

(Note: Not to be used on legal documents)

Date created: 10/21/2021
 Last Data Uploaded: 10/21/2021 12:49:13 AM



Overview



Legend

- Parcels
- Roads

Parcel ID	03190046	Owner	NEW FOUNDATION HOLINESS CHURCH	Last 2 Sales			
Class Code	Exempt		PO BOX 882	Date	Price	Reason	Qual
Taxing District	01-County		SPRINGFIELD, GA 31329	7/14/2017	\$7500	L	U
	County	Physical Address	BROGDON RD	5/8/2017	0	U	U
Acres	1.12	Assessed Value	Value \$5990				

(Note: Not to be used on legal documents)

Date created: 10/14/2021
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Homestead Application

Apply for Homestead Exemption

Summary

Parcel Number 03190040A00
Location Address 313 BROGDON RD RD
Legal Description 1.50 AC OUT OF 46A-72
 (Note: Not to be used on legal documents)
Class E2-Exempt
 (Note: This is for tax purposes only. Not to be used for zoning.)
Zoning AR-2
Tax District 01-County (District 01)
Millage Rate 28.843
Acres 1.5
Neighborhood 03190: LAND: 00070 / BLDG: 00000 (000588)
Homestead Exemption No (S0)
Landlot/District N/A

[View Map](#)



Owner

HINES FRANK O JR & HINES DONNIE M &
TAYLOR JENNIFER AS TRUSTEES OF
 NEW FOUNDATION HOLINESS CHURCH
 99 DILMUS JACKSON ST
 GUYTON, GA 31312

Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Small Parcels	Rural	1	1.5

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
FIRE FEE VACANT LAND	2019	0x0 / 0	150	\$0

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
4/14/2017	2400 328	C 59D1	\$8,500	Land Market - Vacant	YOUNG KIMBERLY S	CHURCH NEW FOUNDATION HOLINESS CHURCH
10/4/2004	1183 51	C 59D1	\$0	Unqualified - Vacant	HUNTER WILLIAM	YOUNG KIMBERLY S

Valuation

	2021	2020	2019	2018
Previous Value	\$6,616	\$4,631	\$8,500	\$12,829
Land Value	\$7,948	\$6,616	\$4,631	\$8,500
+ Improvement Value	\$0	\$0	\$0	\$0
+ Accessory Value	\$0	\$0	\$0	\$0
= Current Value	\$7,948	\$6,616	\$4,631	\$8,500

Photos



No data available for the following modules: Assessment Notice, Land, Conservation Use Rural Land, Residential Improvement Information, Commercial Improvement Information, Mobile Homes, Prebill Mobile Homes, Permits, Sketches.

The Effingham County Assessor Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied are provided for the data herein, its use or interpretation.

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Version 2.3.155

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Homestead Application

Apply for Homestead Exemption

Summary

Parcel Number 03190043
Location Address BROGDON RD
Legal Description .66 AC COUNTY SEE G18-83
 (Note: Not to be used on legal documents)
Class E2-Exempt
 (Note: This is for tax purposes only. Not to be used for zoning.)
Zoning AR-2
Tax District 01-County (District 01)
Millage Rate 28.843
Acres 0.66
Neighborhood 03190: LAND: 00070 / BLDG: 00000 (000588)
Homestead Exemption No (S0)
Landlot/District N/A

[View Map](#)



Owner

**HINES FRANK O JR & HINES DONNIE M &
 TAYLOR JENNIFER R AS TRUSTEE OF
 NEW FOUNDATION HOLINESS CHURCH
 P O BOX 882
 SPRINGFIELD, GA 31329**

Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Small Parcels	Rural	1	0.66

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
FIRE CHARGE-RES_MH	2020	0x0 / 1	980	\$0
FIRE FEE VACANT LAND	2019	0x0 / 0	66	\$0
HOME SITE FAIR	2000	0x0 / 1	1	\$7,400

Prebill Mobile Homes

Account Number	Owner	Lot Number	Year Built	Manufacturer	Model	Width x Length
<u>6329</u>	HINES FRANK O JR & HINES DONNIE M &		1998	FLEETWOOD	WESTFIELD	14x70

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
4/14/2017	2400 329	BB117C	\$19,500	Multi Parcels Unqualified	CAMPBELL KIA D & ETAL	HINES FRANK O JR & HINES DONNIE M &
8/30/2013	2216 36	B 117C	\$0	Settling Estate Unqualified	HUNTER FAYE & KEYA &	CAMPBELL KIA D & ETAL
4/12/2001	705 199	B 117C	\$0	Unqualified - Improved		HUNTER FAYE & KEYA &

Valuation

	2021	2020	2019	2018
Previous Value	\$10,914	\$9,860	\$20,993	\$16,915
Land Value	\$4,221	\$3,514	\$2,460	\$13,593
+ Improvement Value	\$0	\$0	\$0	\$0
+ Accessory Value	\$7,400	\$7,400	\$7,400	\$7,400
= Current Value	\$11,621	\$10,914	\$9,860	\$20,993

Photos



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 Schneider
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Version 2.3.155

qPublic.net™ Effingham County, GA

Homestead Application

Apply for Homestead Exemption

Summary

Parcel Number 03190046
Location Address BROGDON RD
Legal Description 1.12 AC CNT SEE 46A-73INC
 (Note: Not to be used on legal documents)
Class E2-Exempt
 (Note: This is for tax purposes only. Not to be used for zoning.)
Zoning AR-1
Tax District 01-County (District 01)
Millage Rate 28.843
Acres 1.12
Neighborhood 03190: LAND: 00070 / BLDG: 00000 (000588)
Homestead Exemption No (S0)
Landlot/District N/A / 10

[View Map](#)



Owner

NEW FOUNDATION HOLINESS CHURCH
 PO BOX 882
 SPRINGFIELD, GA 31329

Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Small Parcels	Rural	1	1.12

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
FIRE FEE VACANT LAND	2019	0x0 / 0	112	\$0

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
7/14/2017	2416 308	D-159 A1	\$7,500	Relatives	YOUNG KIMBERLY S	NEW FOUNDATION HOLINESS CHURCH
5/8/2017	2405 273	D159 A1	\$2,900	Relatives	BROWN DELORES H	YOUNG KIMBERLY S
5/8/2017	2405 271	D159 A1	\$0	Sales Under 1000/Quit Claim Deeds	HOWARD ELLA ESTATE	BROWN DELORES H
5/8/2017	2405 269	I 311	\$1,676	Unqualified - Improved	BEST ANTHONY THOMAS	HOWARD ELLA
8/2/2016	2367 308	I 311	\$1,396	Unqualified Sale	LINDA MCDANIEL EX OFFICIO SHERIFF	BEST ANTHONY THOMAS
	UNLO		\$0	Unqualified - Vacant		HOWARD ELLA MRS

Valuation

	2021	2020	2019	2018
Previous Value	\$4,984	\$3,489	\$19,738	\$13,817
Land Value	\$5,990	\$4,984	\$3,489	\$19,738
+ Improvement Value	\$0	\$0	\$0	\$0
+ Accessory Value	\$0	\$0	\$0	\$0
= Current Value	\$5,990	\$4,984	\$3,489	\$19,738

Photos



No data available for the following modules: Assessment Notice, Land, Conservation Use Rural Land, Residential Improvement Information, Commercial Improvement Information, Mobile Homes, Prebill Mobile Homes, Permits, Sketches.

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Version 2.3.155

DOC# 003167
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04/17/2017 02:33 PM
BK: 2400 PG: 328-328
ELIZABETH Z. HURSEY
CLERK OF SUPERIOR COURT
EFFINGHAM COUNTY

Elizabeth Z. Hursey

REAL ESTATE TRANSFER T
AX
PAID: \$8.50
PT-61 051-2017-000954

RETURN TO:
REDDICK & EXLEY
ATTORNEYS AT LAW
P. O. BOX 385
SPRINGFIELD, GA 31329

STATE OF GEORGIA

COUNTY OF EFFINGHAM

THIS INDENTURE, Made the 14th day of April, 2017, between KIMBERLY S. YOUNG of the FIRST PART, and FRANK O. HINES, JR., DONNIE M. HINES, and JENNIFER R. TAYLOR, as Trustees of NEW FOUNDATION HOLINESS CHURCH, a religious organization of Effingham County, Georgia of the SECOND PART,

WITNESSETH: FIRST PARTY, for and in consideration of the sum of Ten and no/100 (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, do hereby grant, bargain, sell and convey unto SECOND PARTIES, their successors in office and assigns, the following described property, to-wit:

ALL that certain lot, tract or parcel of land situate, lying and being in the County of Effingham, State of Georgia, containing One and One-Half (1.50) acres and being a Subdivision of the lands of William Hunter located in Guyton, 10th G.M. District of Effingham County, Georgia, and being delineated in a survey prepared for William Hunter by Harold R. Johnson, R.L.S. dated September 25, 2003 and recorded in the Office of the Clerk of the Superior Court of Effingham County, Georgia, in Plat Cabinet "C", Slide 59-D-1. Express reference is hereby made to said survey for a more particular description of the conveyed premises, said Survey being incorporated herein by reference and made a part hereof.

This being the same property conveyed by deed from William Hunter to Kimberly S. Young dated October 14, 2004 and recorded in said Clerk's Office in Deed Book 1183, Page 51.

SUBJECT, to easements to Savannah Electric and Power Company recorded in said Clerk's Office in Deed Book 187, Page 643 and Deed Book 382, Page 107.

SUBJECT, to restrictive covenants and easements of record.

TO HAVE AND TO HOLD said property, together with all and singular the rights, members, hereditaments, improvements, easements, and appurtenances thereunto belonging or in any wise appertaining unto SECOND PARTIES, their successors in office and assigns, FOREVER IN FEE SIMPLE with full WARRANTY OF TITLE to said property against the claims of all persons whomsoever.

IN WITNESS WHEREOF, FIRST PARTY has hereunto set her hand and affixed her seal and delivered these presents, the day and year first above written.

Kimberly S. Young
KIMBERLY S. YOUNG (SEAL)

Signed, sealed and delivered
in the presence of:

Belinda M. Bennett
Unofficial Witness
Denmond Exley
Notary Public

bp

DENMOND EXLEY
Notary Public, Effingham County, Georgia
My Commission Expires October 5, 2017

DOC# 003168
FILED IN OFFICE
4/17/2017 02:37 PM
BK:2400 PG:329-329
ELIZABETH Z. HURSEY
CLERK OF SUPERIOR COUR
T
EFFINGHAM COUNTY

Elizabeth Z. Hursey
REAL ESTATE TRANSFER T
AX
PAID: \$19.50
PT-61 051-2017-000955

RETURN TO:
REDDICK & EXLEY
ATTORNEYS AT LAW
P. O. BOX 385
SPRINGFIELD, GA 31329

STATE OF GEORGIA

COUNTY OF EFFINGHAM

THIS INDENTURE, Made the 14th day of April, 2017, between KIA D. CAMPBELL, DARION E. HUNTER, and BRANDON HUNTER of the FIRST PART, and FRANK O. HINES, JR., DONNIE M. HINES, and JENNIFER R. TAYLOR, as Trustees of NEW FOUNDATION HOLINESS CHURCH, a religious organization of Effingham County, Georgia of the SECOND PART,

WITNESSETH: FIRST PARTIES, for and in consideration of the sum of Ten and no/100 (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, do hereby grant, bargain, sell and convey unto SECOND PARTIES, their successors in office and assigns, the following described property, to-wit:

ALL that certain lot, tract or parcel of land situate, lying and being in the County of Effingham, State of Georgia, being shown upon a plat or map prepared for William Hunter as Parcel Number Two (2). Said parcel containing One and Three Hundredths (1.03) acres, more or less, and is more fully shown upon said plat or map which is recorded in the Office of the Clerk of the Superior Court of Effingham County, Georgia, in Plat Cabinet "B", Slide B-117-C, reference being made to said plat for a more particular description of the conveyed premises, said map being incorporated herein by reference and made a part hereof.

This being the same property conveyed by deed from William H. Hunter to Fay Hunter, Keya Hunter (n/k/a Kia D. Campbell), Darion E. Hunter and Brandon Hunter dated April 12, 2001 and recorded in said Clerk's Office in Deed Book 705, Page 199.

This being the same property conveyed by Administrator's Deed of Assent from Kia Campbell as Administrator of the Estate of Faye Gertrude Hunter, deceased, to Kia D. Campbell, Darion E. Hunter and Brandon Hunter dated August 30, 2013 and recorded in said Clerk's Office in Deed Book 2216, Page 36.

SUBJECT, to restrictive covenants and easements of record.

TO HAVE AND TO HOLD said property, together with all and singular the rights, members, hereditaments, improvements, easements, and appurtenances thereunto belonging or in any wise appertaining unto SECOND PARTIES, their successors in office and assigns, FOREVER IN FEE SIMPLE with full WARRANTY OF TITLE to said property against the claims of all persons whomsoever.

IN WITNESS WHEREOF, FIRST PARTIES have hereunto set their hands and affixed their seals and delivered these presents, the day and year first above written.

Kia D. Campbell
_____(SEAL)
KIA D. CAMPBELL

Darion E. Hunter
_____(SEAL)
DARION E. HUNTER

Brandon Hunter
_____(SEAL)
BRANDON HUNTER

Signed, sealed and delivered
in the presence of:

Belinda M. Bellett

Unofficial Witness

Denmond Exley

Notary Public

bp
DENMOND EXLEY
Notary Public, Effingham County, Georgia
My Commission Expires October 5, 2017

DDC# 006275
FILED IN OFFICE
7/14/2017 02:51 PM
BK:2416 PG:308-308
ELIZABETH Z. HURSEY
CLERK OF SUPERIOR COUR
T
EFFINGHAM COUNTY

Elizabeth Z. Hursey
REAL ESTATE TRANSFER T
AX
PAID: \$7.50
PT-61 051-2017-001867

RETURN TO:
REDDICK & EXLEY
ATTORNEYS AT LAW
P. O. BOX 385
SPRINGFIELD, GA 31329

STATE OF GEORGIA

COUNTY OF EFFINGHAM

THIS INDENTURE, Made the 14th day of July, 2017, between KIMBERLY S. YOUNG of the FIRST PART, and FRANK O. HINES, JR., DONNIE M. HINES, and JENNIFER R. TAYLOR, as Trustees of NEW FOUNDATION HOLINESS CHURCH, a religious organization of Effingham County, Georgia of the SECOND PART,

WITNESSETH: FIRST PARTIES, for and in consideration of the sum of Ten and no/100 (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, do hereby grant, bargain, sell and convey unto SECOND PARTIES, their successors in office and assigns, the following described property, to-wit:

ALL that certain lot, tract or parcel of land situate, lying and being in the City of Guyton, County of Effingham and State of Georgia containing One and Twelve Hundredths (1.12) acres of land, more or less, and is identified as Parcel Number 03190046 according to the tax map of Effingham County, Georgia. Said parcel is also shown as the Ella Howard parcel on a survey prepared for William Hunter, Jr. by Warren E. Poythress on February 9, 2016 and is recorded in the Office of the Clerk of the Superior Court of Effingham County, Georgia, in Plat Cabinet D-159, Page A1.

This being the same property conveyed by Warranty Deed from Delores H. Brown to Kimberly S. Young dated May 1, 2017 and recorded in said Clerk's Office in Deed Book 2405, Page 273.

SUBJECT, to the easement recorded in Deed Book 1735, Page 142.

SUBJECT, to restrictive covenants and easements of record.

TO HAVE AND TO HOLD said property, together with all and singular the rights, members, hereditaments, improvements, easements, and appurtenances thereunto belonging or in any wise appertaining unto SECOND PARTIES, their successors in office and assigns, FOREVER IN FEE SIMPLE with full WARRANTY OF TITLE to said property against the claims of all persons whomsoever.

IN WITNESS WHEREOF, FIRST PARTIES have hereunto set their hands and affixed their seals and delivered these presents, the day and year first above written.

Kimberly S. Young (SEAL)
KIMBERLY S. YOUNG

Signed, sealed and delivered
in the presence of:

Blinda M. Blett
Unofficial Witness

[Signature]
Notary Public



bp