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October 5<sup>th</sup>, 2020

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Habitat For Humanity  
723 Millard Fuller Blvd  
Americus, GA 31709

Cocoa Beach Public Library  
550 N Brevard Ave  
Cocoa Beach, FL 32931

Boys Town Nevada  
821 N Mojave Rd  
Las Vegas, NV 89101

Special Olympics of Georgia  
6046 Financial Dr,  
Norcross, GA 30071

Covenant Hospital of Lubbock, TX  
3615 19th St,  
Lubbock, TX 79410

Ladies and Gentlemen:

Your organizations are the residual beneficiaries of the Last Will and Testament of Marjorie D. Humphreys. I am enclosing a photocopy of that will. It is anticipated that there will be a substantial sum of money to be divided among your organizations when various parcels of property are sold.

A problem has arisen involving one of the specific devises made by the late Ms. Humphreys. That problem involves Item IV (h) of the will, which is a devise to Robert Vachon (who is a co-executor of the will) of a property described as 132 Uncle Jimmy's Lane in Leesburg, Georgia.

Ms. Humphreys maintained her Georgia residence in a house on Uncle Jimmy's Lane, and owned a number of adjacent houses, including 132 Uncle Jimmy's Lane. In her previous several wills, she uniformly devised 128 Uncle Jimmy's Lane and 132 Uncle Jimmy's Lane together to the same devisee. We believe she intended to do so in her final will, but she did not.

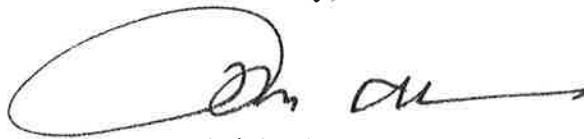
These two houses are constructed on two very small lots. To maintain separation between the well which provides water to both houses and the septic tank which provides septic services to both houses, the well is on one lot and the septic tank is on the other. Both houses are leased to the same person, who also has an option to purchase both houses. We understand that he is not prepared to do so at this time.

The current tenant, Greg Pate, has a five-year lease for both houses which expires in 2023. He pays rent in the amount of \$565 for both houses. If the will is administered as written, 132 Uncle Jimmy's Lane will be conveyed to Robert Vachon and he will receive \$282.50 as his share of the rent each month. 128 Uncle Jimmy's Lane will be conveyed jointly to the five residual beneficiaries, who will each receive \$56.50 each month. The taxes on the property are \$661.96 and the insurance on the property is \$423.00 General Liability and \$4,960.00 for flood insurance. Each of the five residual beneficiaries will need to pay \$132.40 per year for their share of the property taxes and the group of you will be required to find and purchase fire and flood insurance policies and divide the cost between you.

In the alternative, Mr. Vachon is willing to purchase the interest of all beneficiaries in this particular property, assuming that you can all agree, and immediately send each of you a check for \$2,000.

I look forward to hearing from each of you and I would certainly encourage the representatives of your organizations to discuss the matter among yourselves.

Sincerely,

A handwritten signature in black ink, appearing to read 'MCH', followed by a long horizontal flourish.

Michael C. Hall  
Attorney for the estate of  
Marjorie D. Humphreys

MCH/ dragon  
Enclosures  
cc: Robert Vachon