

## **CONDEMNATION SUMMARY**

3125 Rainbow Circle, Decatur, Georgia 30034

### **DEPARTMENT:**

Watershed Management

### **PROJECT:**

Shoal Creek Section II  
18-030 Tract 17

### **LOCATION:**

3125 Rainbow Circle, Decatur, Georgia 30034

Tax ID: 15 122 02 120

### **AMOUNT:**

\$1,700.00

### **CONDEMNATION JUSTIFICATION:**

Atlas and its agents attempted for an extended period to work with Monica Brooks and the heirs of the deceased property owner to obtain the necessary documents and permissions for the sewer project. Although Ms. Brooks cooperated in some ways—such as signing the survey letter and meeting onsite—there were ongoing issues that prevented Atlas from being able to move forward normally.

The core problem is a clouded title. The property is tied up in probate, and the ownership cannot be legally confirmed. Ms. Brooks stated that the church pays the mortgage, utilities, and taxes, but the legal title still belongs to the deceased owner, and the heirs had not completed the probate process. Atlas repeatedly requested probate documents and a copy of the will, but these were not provided for months.

Because the title is not clear and multiple parties now have legal interest in the property, Atlas cannot obtain the necessary permissions through a standard acquisition process.

To avoid further delay and ensure the project can proceed, the County determined that a friendly condemnation is required. This allows the court to formally resolve the title issues and ensure all heirs are properly notified and included.