

Hart County, Georgia  
Folio: 140.00  
Date: 8-20-01  
Carolyn Williams  
Clerk of Superior Court

FILED IN OFFICE  
HART SUPERIOR COURT  
2001 AUG 20 AM 8:11  
Carolyn Williams  
DEPUTY/CLERK

RECORDED  
PAGE 387  
DATE 8-20-01  
647-648

Return Recorded Document to:  
RODGER E. DAVISON  
ATTORNEY AT LAW  
P.O. BOX 118  
ROYSTON, GA 30662

WARRANTY DEED

STATE OF GEORGIA  
COUNTY OF FRANKLIN.

THIS INDENTURE, Made this 17th day of August, in the year of our Lord Two Thousand One, between **STEVE D. HANLEY and CHERYL C. HANLEY** of the County of Hart and State of Georgia as party or parties of the first part, hereinafter called Grantor, and **CONNIE S. CARTER** of the County of Hart and State of Georgia as party or parties 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, That the said Grantor, for and in consideration of the sum of **TEN DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATIONS**, in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold, and conveyed, and by these presents does grant, bargain, sell and convey unto the said Grantee the following described property, to-wit:

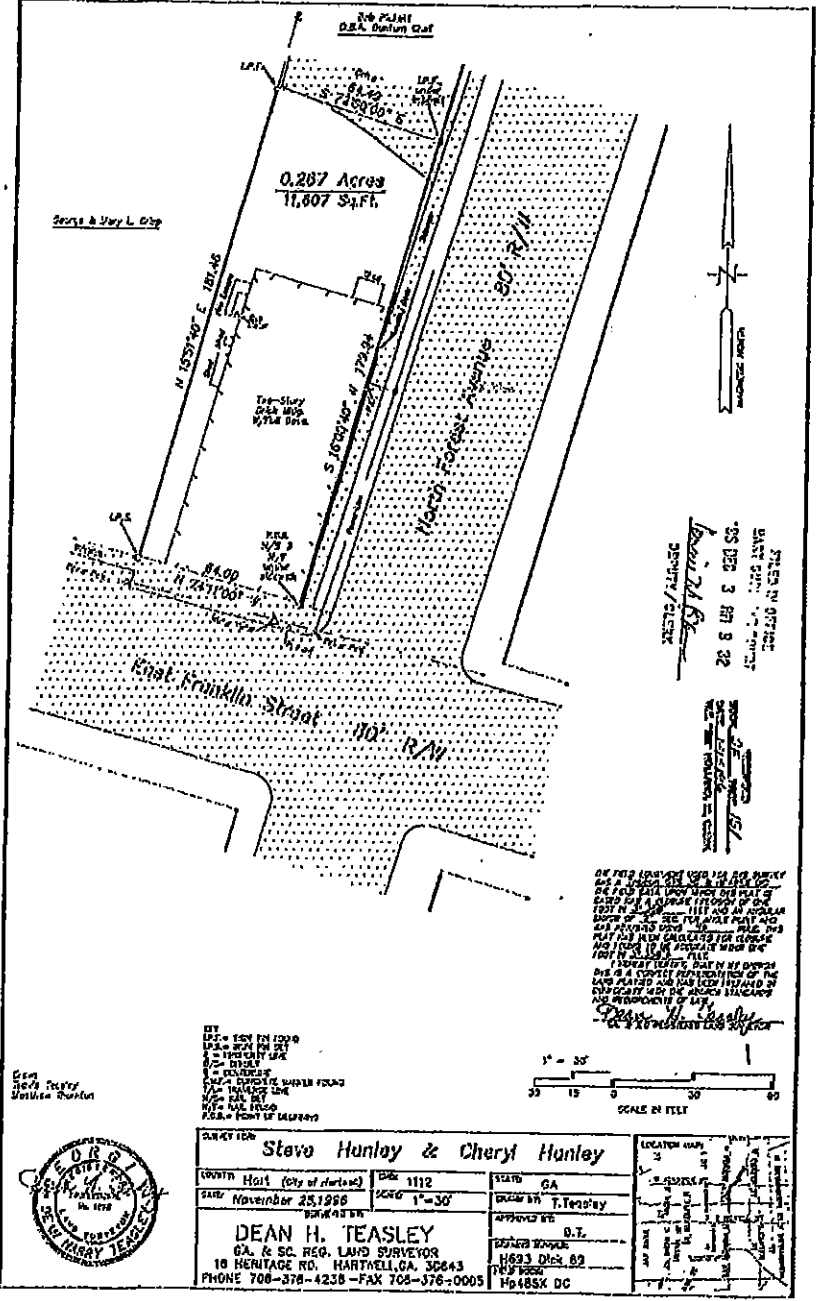
All that tract or parcel of land, with improvements thereon, lying and being in the 1112th G.M. District of Hart County, Georgia, within the corporate limits of the City of Hartwell, CONTAINING 0.267 acres and being bounded now or formerly as follows: On the Southeast by right-of-way of North Forest Avenue for a distance of 179.94 feet; on the Southwest by right-of-way of East Franklin Street for a distance of 64.00 feet; on the Northwest by lands of Crisp for a distance of 181.46 feet; on the Northeast by lands of Pickett d.b.a Bantam Chef for a distance of 64.49 feet.

Said lands being more particularly described in a plat of survey for Steve Hanley and Cheryl Hanley dated November 25, 1996, prepared by Dean H. Teasley, Registered Surveyor, recorded in Plat Book 2F, Page 151, in the Office of the Clerk of the Superior Court of Hart County, Georgia. Said plat and the recordation thereof are by reference incorporated herein and made a part of this legal description.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, rights of way for public roads and public utilities and any restrictions of record affecting said described property.

RE: Deed Book 290, Pages 178-179, Hart County Public Records.

647





FORT REALTY

LEAD-BASED PAINT EXHIBIT " \_\_\_\_\_ "



2018 Printing

This Exhibit is part of the Agreement with an Offer Date of \_\_\_\_\_ for the purchase and sale or lease of that certain Property known as: 150 W Franklin Street, Hartwell, Georgia 30643

1. Purchase and Sale or Lease Transaction Lead Warning Statement.

Every purchaser or tenant of any interest in residential property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The Seller or Landlord of any interest in residential real property is required to provide the Buyer or Tenant with any information on lead-based paint hazards from risk assessments or inspections in the Seller's or Landlord's possession and notify the Buyer or Tenant of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

2. Seller's/Landlord's Disclosure. [ese]

Initials of Seller / Landlord

A. Presence of lead-based paint and/or lead paint hazard [check one below]:

[ ] Known lead-based paint and/or lead-based paint hazards are present in the housing (explain below):

[X] Seller/Landlord has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

B. Records and Reports available to the Seller/Landlord [check one below]:

[ ] Seller/Landlord has provided the Buyer/Tenant with all the available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list document below):

[X] Seller/Landlord has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

3. Buyer's/Tenant's Acknowledgment.

Initials of Buyer / Tenant

A. Buyer/Tenant has received copies of all information, if any, listed above.

B. Buyer/Tenant has read and understands the above lead warning statement and has received the pamphlet "Protect Your Family from Lead in Your Home".

C. Buyer/Tenant has [check one below]:

[ ] Received a ten (10) day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or

[ ] Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

4. Broker's Acknowledgment. [sw]

Initials of Broker or Licensee of Broker

Broker has informed the Seller/Landlord of the Seller's/Landlord's obligations under 42 U.S.C. § 4852(d) and is aware of his/her responsibility to ensure compliance.

5. Certification of Accuracy.

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information provided by the signatory is true and accurate.

1 Buyer/Tenant Signature \_\_\_\_\_ Date \_\_\_\_\_

2 Buyer/Tenant Signature \_\_\_\_\_ Date \_\_\_\_\_

Additional Signature Page (F149/F150) [ ] is [ ] is not attached.

Selling/Leasing Broker \_\_\_\_\_ Date \_\_\_\_\_

Authentisign  
Connie S. Carter  
5/7/2018 5:00:21 PM EDT  
05/07/2018  
1 Seller/Landlord Signature \_\_\_\_\_ Date \_\_\_\_\_  
Connie S. Carter

2 Seller/Landlord Signature \_\_\_\_\_ Date \_\_\_\_\_

Authentisign  
Sherry Wheeler  
5/7/2018 5:19:22 PM EDT  
05/07/2018  
Additional Signature Page (F149/F150) [X] is [ ] is not attached.  
Listing Broker \_\_\_\_\_ Date \_\_\_\_\_  
Coldwell Banker Fort Realty

NOTE: It is the intent of this Exhibit that it be applicable to both the sale and leasing of Property. The use of terms like "Buyer/Tenant" shall mean either a Buyer or a Tenant or both as the context may indicate.

THIS FORM IS COPYRIGHTED AND MAY ONLY BE USED IN REAL ESTATE TRANSACTIONS IN WHICH Sherry Wheeler IS INVOLVED AS A REAL ESTATE LICENSEE. UNAUTHORIZED USE OF THE FORM MAY RESULT IN LEGAL SANCTIONS BEING BROUGHT AGAINST THE USER AND SHOULD BE REPORTED TO THE GEORGIA ASSOCIATION OF REALTORS® AT (770) 451-1831.