

SELLER'S PROPERTY DISCLOSURE STATEMENT
EXHIBIT " _____ "



2018 Printing

This Seller's Property Disclosure Statement ("Statement") is an exhibit to the Purchase and Sale Agreement with an Offer Date of 11/27/17 for the Property (known as or located at: 320 Videwood Dr Atlanta, Georgia, 30103). This Statement is intended to make it easier for Seller to fulfill Seller's legal duty to disclose hidden defects in the Property of which Seller is aware. Seller is obligated to disclose such defects even when the Property is being sold "as-is."

A. INSTRUCTIONS TO SELLER IN COMPLETING THIS STATEMENT.

In completing this Statement, Seller agrees to:

- (1) answer all questions in reference to the Property and the Improvements thereon;
- (2) answer all questions fully, accurately and to the actual knowledge and belief of all Sellers;
- (3) provide additional explanations to all "yes" answers in the corresponding Explanation section below each group of questions, unless the "yes" answer is self-evident;
- (4) promptly revise the Statement if there are any material changes in the answers to any of the questions prior to closing and provide a copy of the same to the Buyer and any Broker involved in the transaction.

B. HOW THIS STATEMENT SHOULD BE USED BY BUYER. Caveat emptor or "buyer beware" is the law in Georgia. Buyer should conduct a thorough inspection of the Property. If Seller has not occupied the Property recently, Seller's knowledge of the Property's condition may be limited. Buyer is expected to use reasonable care to inspect the Property and confirm that is suitable for Buyer's purposes. If an inspection of the Property reveals problems or areas of concern that would cause a reasonable Buyer to investigate further, Buyer should investigate further. A "yes" or "no" answer to a question means "yes" or "no" to the actual knowledge and belief of all Sellers of the Property.

C. SELLER DISCLOSURES.

	YES	NO
1. GENERAL:		
(a) What year was the main residential dwelling constructed? <u>1997</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Is the Property vacant?	<input type="checkbox"/>	<input type="checkbox"/>
If yes, how long has it been since the Property has been occupied? <u>Nov 1, 2017</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c) Is the Property or any portion thereof leased?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(d) Has the Property been designated as historic or in a historic district where permission must be received to make modifications and additions?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
EXPLANATION:		

	YES	NO
2. COVENANTS, FEES, and ASSESSMENTS:		
(a) Is the Property subject to a recorded Declaration of Covenants, Conditions, and Restrictions ("CC&Rs") or other similar restrictions?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) Is the Property part of a condominium or community in which there is a community association? IF YES, SELLER TO COMPLETE AND PROVIDE BUYER WITH A "COMMUNITY ASSOCIATION FEES, DISCLOSURES AND RELATED ISSUES" GAR F55.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
EXPLANATION:		

	YES	NO
3. LEAD-BASED PAINT:		
(a) Was any part of the residential dwelling on the Property or any painted component, fixture, or material used therein constructed or manufacture prior to 1978? IF YES, THE "LEAD-BASED PAINT EXHIBIT" GAR F54 MUST BE EXECUTED BY THE PARTIES AND THE "LEAD-BASED PAINT PAMPHLET" GAR B11 MUST BE PROVIDED TO THE BUYER.	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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4. STRUCTURAL ITEMS, ADDITIONS AND ALTERATIONS:	YES	NO
(a) Has there been any settling, movement, cracking or breakage of the foundations or structural supports of the Improvements?		✓
(b) Have any structural reinforcements or supports been added?		✓
(c) Have there been any additions, structural changes, or any other major alterations to the original Improvements or Property, including without limitation pools, carports or storage buildings?		✓
(d) Has any work been done where a required building permit was not obtained?		✓
(e) Are there violations of building codes, housing codes, or zoning regulations (not otherwise grandfathered)?		✓
(f) Have any notices alleging such violations been received?		✓
(g) Is any portion of the main dwelling a mobile, modular or manufactured home?		✓
(h) Was any dwelling or portion thereof (excluding mobile, modular and manufactured dwelling) moved to the site from another location?		✓

EXPLANATION:

5. SYSTEMS and COMPONENTS:	YES	NO
(a) Approximate age of HVAC system(s): <u>Approx 5</u> years		
(b) Is any heated and cooled portion of the main dwelling not served by a central heating and cooling system?		✓
(c) Is any portion of the heating and cooling system in need of repair or replacement?		✓
(d) Does any dwelling or garage have aluminum wiring other than in the primary service line?		✓
(e) Are any fireplaces decorative only or in need of repair?		✓
(f) Have there been any reports of damaging moisture behind exterior walls constructed of synthetic stucco?		✓

EXPLANATION:

6. SEWER/PLUMBING RELATED ITEMS:	YES	NO
(a) What is the drinking water source: <input checked="" type="checkbox"/> public <input type="checkbox"/> private <input type="checkbox"/> well		
(b) If the drinking water is from a well, has there ever been a test the results of which indicate that the water is not safe to drink?		
(c) What is the sewer system: <input type="checkbox"/> public <input type="checkbox"/> private <input checked="" type="checkbox"/> septic tank		
(d) If the Property is served by a septic system, how many bedrooms was the septic system approved for by local government authorities? <u>3</u>		
(e) Is the main dwelling served by a sewage pump? <u>NO</u>		X
(f) Has any septic tank or cesspool on Property ever been professionally serviced? If yes, please give the date of last service: <u>Approx 20 years ago</u>	X	
(g) Are there any leaks, backups, or other similar problems with any portion of the plumbing, water, or sewage systems or damage therefrom?		X
(h) Is there presently any polybutylene plumbing, other than the primary service line?		X
(i) Has there ever been any damage from a frozen water line, spigot, or fixture?		X

EXPLANATION: *This info from Sellers Property Disclosure Statement from 2015.*

	YES	NO
7. ROOFS, GUTTERS, and DOWNSPOUTS:		
(a) Approximate age of roof on main dwelling: <u>4</u> years.		
(b) Has any part of the roof been repaired during Seller's ownership?		X
(c) Are there any roof leaks or other problems with the roof, roof flashing, gutters, or downspouts?		X
EXPLANATION:		

	YES	NO
8. FLOODING, DRAINING, MOISTURE, and SPRINGS:		
(a) Is there now or has there been any water intrusion in the basement, crawl space or other parts of any dwelling or garage or damage therefrom?	X	X
(b) Have any repairs been made to control water intrusion in the basement, crawl space, or other parts of any dwelling or garage?	X	
(c) Is any part of the Property or any improvements thereon presently located in a Special Flood Hazard Area?		X
(d) Has there ever been any flooding?		X
(e) Are there any streams that do not flow year round or underground springs?		X
(f) Are there any dams, retention ponds, storm water detention basins, or other similar facilities?		X
EXPLANATION: 2015 Sellers Property Disclosure states "yes." There have been no water issues since under new owner.		

	YES	NO
9. SOIL AND BOUNDARIES:		
(a) Are there any landfills (other than foundation backfill), graves, burial pits, caves, mine shafts, trash dumps or wells (in use or abandoned)?		X
(b) Is there now or has there ever been any visible soil settlement or movement?		X
(c) Are there presently any encroachments, unrecorded easements or boundary line disputes with a neighboring property owner?		X
(d) Do any of the improvements encroach onto a neighboring property?		X
EXPLANATION:		

	YES	NO
10. TERMITES, DRY ROT, PESTS, and WOOD DESTROYING ORGANISMS:		
(a) Is there any damage resulting from animals (such as squirrels, mice, possum or raccoons); insects (such as termites, bees and ants); or by fungi or dry rot?		X
(b) Is there presently a bond, warranty or service contract for termites or other wood destroying organisms by a licensed pest control company?		X
If yes, is it transferable?		
If yes, company name/contact: _____		
Coverage: <input type="checkbox"/> re-treatment and repair <input type="checkbox"/> re-treatment <input type="checkbox"/> periodic inspections only		
Expiration Date _____ Renewal Date _____		
(c) Is there a cost to transfer and/or maintain the bond, warranty or service contract?		
If yes, what is the cost? \$ _____		
EXPLANATION:		

11. ENVIRONMENTAL, HEALTH, and SAFETY CONCERNS:	YES	NO
(a) Are there any underground tanks or toxic or hazardous substances such as asbestos?		X
(b) Has Methamphetamine ("Meth") ever been produced on the Property?		X
(c) Have there ever been adverse test results for radon, lead, mold or any other potentially toxic or environmentally hazardous substances?		X

EXPLANATION:

12. LITIGATION and INSURANCE:	YES	NO
(a) Is there now or has there been any litigation therein alleging negligent construction or defective building products?		X
(b) Has there been any award or payment of money in lieu of repairs for defective building products or poor construction?		X
(c) Has any release been signed regarding defective products or poor construction that would limit a future owner from making any claims?		X
(d) During Seller's ownership have there been any insurance claims for more than 10% of the value of the Property?		X
(e) Is the Property subject to a threatened or pending condemnation action?		X
(f) How many insurance claims have been filed during Seller's ownership? _____		

EXPLANATION:

13. OTHER HIDDEN DEFECTS:	YES	NO
(a) Are there any other hidden defects that have not otherwise been disclosed?		X

EXPLANATION:

14. AGRICULTURAL DISCLOSURE:	YES	NO
(a) Is Property within, partially within, or adjacent to any property zoned or identified on an approved county land use plan as agricultural or forestry use?		X

It is the policy of this state and this community to conserve, protect, and encourage the development and improvement of farm and forest land for the production of food, fiber, and other products, and also for its natural and environmental value. This notice is to inform prospective property owners or other persons or entities leasing or acquiring an interest in real property that property in which they are about to acquire an interest lies within, partially within, or adjacent to an area zoned, used, or identified for farm and forest activities and that farm and forest activities occur in the area. Such farm and forest activities may include intensive operations that cause discomfort and inconveniences that involve, but are not limited to, noises, odors, fumes, dust, smoke, insects, operations of machinery during any 24-hour period, storage and disposal of manure, and the application by spraying or otherwise of chemical fertilizers, soil amendments, herbicides, and pesticides. One or more of these inconveniences may occur as the result of farm or forest activities which are in conformance with existing laws and regulations and accepted customs and standards.

ADDITIONAL EXPLANATIONS (if needed):

[Empty box for additional explanations]

D. FIXTURES CHECKLIST

Directions on HOW TO USE: It is often unclear what constitutes a fixture which remains with the Property versus personal property which does not remain with the Property. To avoid disputes, Seller shall have the right to remove all items on the checklist below that are left blank THE ITEMS ON THE CHECKLIST BELOW THAT ARE CHECKED OR MARKED SHALL REMAIN WITH THE PROPERTY. All items remaining with Property shall include remotes and/or all accessories necessary for use. Unless otherwise indicated, if an item is left blank, the Seller may remove all of that item from the Property. For example, if "Refrigerator" is left blank, Seller may remove all Refrigerators on the Property. This checklist is intended to supersede the common law of fixtures with regard to the items below. The common law of fixtures shall apply to all items not on this checklist. Seller shall remove all items left blank below prior to closing or the transfer of possession, whichever is later. Seller shall lose the right to remove those items not timely removed. In removing items, Seller shall use reasonable care to prevent and repair damage to the area where the item was removed.

- | | | | |
|--|--|--|---|
| <p>Appliances</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Clothes Dryer <input checked="" type="checkbox"/> Clothes Washing Machine <input checked="" type="checkbox"/> Dishwasher <input checked="" type="checkbox"/> Garage Door Opener <input type="checkbox"/> Garbage Disposal <input type="checkbox"/> Ice Maker <input checked="" type="checkbox"/> Microwave Oven <input checked="" type="checkbox"/> Oven <input type="checkbox"/> Refrigerator w/o Freezer <input checked="" type="checkbox"/> Refrigerator/Freezer <input type="checkbox"/> Free Standing Freezer <input checked="" type="checkbox"/> Stove <input type="checkbox"/> Surface Cook Top <input type="checkbox"/> Trash Compactor <input type="checkbox"/> Vacuum System <input checked="" type="checkbox"/> Vent Hood <input type="checkbox"/> Warming Drawer <input type="checkbox"/> Wine Cooler <p>Home Media</p> <ul style="list-style-type: none"> <input type="checkbox"/> Amplifier <input checked="" type="checkbox"/> Cable Jacks <input type="checkbox"/> Cable Receiver <input type="checkbox"/> Cable Remotes <input type="checkbox"/> Intercom System <input type="checkbox"/> Internet HUB <input type="checkbox"/> Internet Wiring <input type="checkbox"/> Satellite Dish <input type="checkbox"/> Satellite Receiver <input type="checkbox"/> Speakers <input type="checkbox"/> Speaker Wiring | <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Switch Plate Covers <input type="checkbox"/> Television (TV) <input type="checkbox"/> TV Antenna <input type="checkbox"/> TV Mounts/Brackets <input checked="" type="checkbox"/> TV Wiring <p><i>NO SWS</i></p> <p>Interior Fixtures</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Ceiling Fan <input checked="" type="checkbox"/> Chandelier <input checked="" type="checkbox"/> Closet System <input checked="" type="checkbox"/> Fireplace (FP) <input type="checkbox"/> FP Gas Logs <input checked="" type="checkbox"/> FP Screen/Door <input type="checkbox"/> FP Wood Burning Insert <input checked="" type="checkbox"/> Light Bulbs <input checked="" type="checkbox"/> Light Fixtures <input checked="" type="checkbox"/> Mirrors <input checked="" type="checkbox"/> Wall Mirrors <input checked="" type="checkbox"/> Vanity (hanging) Mirrors <input type="checkbox"/> Shelving Unit & System <input checked="" type="checkbox"/> Shower Head/Sprayer <input type="checkbox"/> Storage Unit/System <input checked="" type="checkbox"/> Window Blinds <input type="checkbox"/> Window Shutters <input type="checkbox"/> Window Draperies <input checked="" type="checkbox"/> Unused Paint <p>Landscaping / Yard</p> <ul style="list-style-type: none"> <input type="checkbox"/> Arbor <input type="checkbox"/> Awning <input type="checkbox"/> Basketball Post and Goal <input type="checkbox"/> Birdhouses | <ul style="list-style-type: none"> <input type="checkbox"/> Boat Dock <input type="checkbox"/> Fence - Invisible <input type="checkbox"/> Dog House <input type="checkbox"/> Flag Pole <input type="checkbox"/> Gazebo <input type="checkbox"/> Irrigation System <input type="checkbox"/> Landscaping Lights <input checked="" type="checkbox"/> Mailbox <input type="checkbox"/> Out/Storage Building <input type="checkbox"/> Porch Swing <input type="checkbox"/> Statuary <input type="checkbox"/> Stepping Stones <input type="checkbox"/> Swing Set <input type="checkbox"/> Tree House <input type="checkbox"/> Trellis <input type="checkbox"/> Weather Vane <p>Recreation</p> <ul style="list-style-type: none"> <input type="checkbox"/> Gas Grill <input type="checkbox"/> Hot Tub <input type="checkbox"/> Outdoor Furniture <input type="checkbox"/> Outdoor Playhouse <input type="checkbox"/> Pool <input type="checkbox"/> Pool Equipment <input type="checkbox"/> Pool Chemicals <input type="checkbox"/> Sauna <p>Safety</p> <ul style="list-style-type: none"> <input type="checkbox"/> Alarm System (Burglar) <input type="checkbox"/> Alarm System (Smoke/Fire) <input type="checkbox"/> Security Camera <input type="checkbox"/> Carbon Monoxide Detector <input checked="" type="checkbox"/> Doorbell <input checked="" type="checkbox"/> Door & Window Hardware | <ul style="list-style-type: none"> <input type="checkbox"/> Fire Sprinkler System <input type="checkbox"/> Gate <input type="checkbox"/> Safe (Built-In) <input checked="" type="checkbox"/> Smoke Detector <input checked="" type="checkbox"/> Window Screens <p>Systems</p> <ul style="list-style-type: none"> <input type="checkbox"/> A/C Window Unit <input type="checkbox"/> Air Purifier <input type="checkbox"/> Whole House Fan <input type="checkbox"/> Attic Ventilator Fan <input type="checkbox"/> Ventilator Fan <input type="checkbox"/> Dehumidifier <input type="checkbox"/> Humidifier <input type="checkbox"/> Propane Tank <input type="checkbox"/> Propane Fuel In Tank <input type="checkbox"/> Fuel Oil Tank <input type="checkbox"/> Fuel Oil In Tank <input type="checkbox"/> Sewage Pump <input type="checkbox"/> Sump Pump <input checked="" type="checkbox"/> Thermostat <input type="checkbox"/> Water Purification System <input type="checkbox"/> Water Softener System <input type="checkbox"/> Well Pump <p>Other</p> <ul style="list-style-type: none"> <input type="checkbox"/> _____ <input type="checkbox"/> _____ <input type="checkbox"/> _____ <input type="checkbox"/> _____ <input type="checkbox"/> _____ <input type="checkbox"/> _____ |
|--|--|--|---|

Clarification Regarding Multiple Items. Items identified above as remaining with Property where Seller is actually taking one or more of such items shall be identified below. For example, if "Refrigerator" is marked as staying with the Property, but Seller is taking the extra refrigerator in the basement, the extra refrigerator and its location shall be described below. This section shall control over any conflicting or inconsistent provisions contained elsewhere herein.

Items Needing Repair. The following items remaining with Property are in need of repair or replacement:

Window is cracked in detached garage,

RECEIPT AND ACKNOWLEDGEMENT BY BUYER

SELLER'S REPRESENTATION REGARDING THIS STATEMENT

Buyer acknowledges receipt of this Seller's Property Disclosure Statement.

Seller represents that the questions in this Statement have been answered to the actual knowledge and belief of all Sellers of the Property

1 Buyer's Signature

Print or Type Name

Date

2 Buyer's Signature

Print or Type Name

Date

Additional Signature Page (F149) is Is not attached.

Shea Squier

1 Seller's Signature

Shea Squier

Print or Type Name

5/14/18

Date

2 Seller's Signature

Print or Type Name

Date

Additional Signature Page (F149) is Is not attached.



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: 320 Redwood Dr, 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.

808
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):

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):

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.

[Signature]
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 _____

[Signature] _____ 5/14/18
1 Seller/Landlord Signature Date

2 Buyer/Tenant Signature _____ Date _____

2 Seller/Landlord Signature _____ Date _____

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

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

Selling/Leasing Broker _____ Date _____

[Signature] _____ 5-14-18
Listing Broker Date

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.

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F54, Lead-Based Paint Exhibit, 01/01/18

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RETURN TO:
RIDGWAY & RIDGWAY, LLP
Attorneys at Law
P. O. Box 710
Hartwell, Georgia 30643
(706) 376-3991

FILED IN OFFICE
HART SUPERIOR COURT

Recorded
Book 1778 Page 455-456
Date 8-28-2015
Frankie Gray, Clerk

2015 AUG 28 PM 4:00

Frankie H. Gray
FRANKIE H. GRAY, CLERK

Hart County, Georgia
Real Estate Transfer Tax
Paid 150.00
Date 8-28-2015
Frankie Gray, Clerk

LIMITED WARRANTY DEED

State of Georgia,
County of Hart.

THIS INDENTURE, is made as of this 28th day of August, 2015, between

JANIE M. JOHNSON

of 320 Ridgewood Dr., Hartwell, GA 30643, (hereinafter referred to as "Grantor") and

VICKI T. EVANS

of P. O. Box 472, Starr, SC 29684, (hereinafter referred to as "Grantee") ("Grantor" and "Grantee" to include their respective successors, legal representatives, heirs and assigns, where the context requires or permits and when appropriate, any kind of entity, individually or fiduciary and either gender and both singular and plural).

WITNESSETH:

GRANTOR, in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency whereof are hereby acknowledged, has granted, bargained, sold, aliened, transferred, assigned, conveyed and confirmed, and does hereby grant, bargain, sell, alien, transfer, assign, convey and confirm unto Grantee the real property described as follows:

All that lot or parcel of land, situate, lying and being on the Southerly side of Ridgewood Drive, in the 1119th District, G.M., Hart County, Georgia, being known and designated as Lot A-1 containing 1.27 acres as particularly described on a subdivision plat of Ridgewood Subdivision dated March 1980 by A. M. Britt, Surveyor, recorded at Plat Book 2-D, Page 1, in the Office of the Clerk of Superior Court of Hart County, Georgia, which said plat is hereby incorporated into this description by reference and made a part hereof and being part of the property conveyed to Sidney L. Moore by Katherine Stockton, et. al. by Warranty Deed dated November 6, 1979, recorded at Deed Book 148, Page 338, said Clerk's Office. Also, being the same property as conveyed by Executor's Deed dated February 1, 1996 from James S. Moore, Executor of the Last Will and Testament of Sidney L. Moore, deceased to Janie M. Johnson, recorded in Deed Book 279, Page 203, Hart County, Georgia Records.

Said described property being conveyed subject to Restrictive Covenants for Ridgewood Subdivision as shown in deed recorded in Deed Book 279, Page 203, Hart County, Georgia Records.

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.

TO HAVE AND TO HOLD the real property, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of Grantee forever in FEE SIMPLE.

AND GRANTOR WILL WARRANT and forever defend the right and title to the real property unto Grantee against the claims of any person owning, holding or claiming by, through or under Grantor.

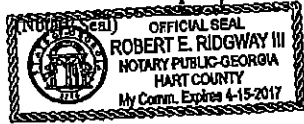
IN WITNESS WHEREOF, the said Grantor has signed and sealed this deed, the day and year first herein written.

Janie M. Johnson (SEAL)
JANIE M. JOHNSON

Signed, sealed and delivered
in the presence of:

Robin W. O'Brien
Unofficial Witness

[Signature]
Notary Public
My Comm. Expires: 4/15/17



RECORDED
BOOK 219 PAGE 283
DATE 2-1-96
W.E. "Bill" HOLLAND, III, CLERK

HART County, Georgia
Real Estate Transfer Tax
Paid \$ 20.00
Date 2-1-96
[Signature]
Clerk of Superior Court

EXECUTOR'S DEED

STATE OF GEORGIA
COUNTY OF HART

THIS INDENTURE, Made and entered into this 1st day of February, 1996, between James S. Moore, the duly constituted and appointed Executor of the Last Will and Testament of Sidney L. Moore, deceased, late of Hart County, Georgia, of the first part and Janie M. Johnson, individually, of Hart County, Georgia, of the second part.

WITNESSETH:

THAT, WHEREAS, on the 31st day of January, 1993, Sidney L. Moore departed this life after having published his Last Will and Testament which was duly probated in Solemn Form in the Probate Court of Hart County, Georgia, on February 12, 1993, and Letters Testamentary were granted to the said James S. Moore; and

WHEREAS, the Will authorized a private sale of property for the purpose of carrying out said will; and

WHEREAS, said Executor has exposed to sale the real estate hereinafter described, and after diligent efforts to sell said property, party of the second part offered the best and highest price for subject property; and

WHEREAS, first party is selling the property described herein to comply with the terms and provisions for distribution in accordance with said Will.

NOW THEREFORE, in consideration of the premises, and in the further consideration of the sum of Ten Dollars and other good and valuable consideration, in hand paid, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, the said James S. Moore, Executor of the Last Will and Testament of Sidney L. Moore, has sold, bargained and conveyed, and by these presents do sell, bargain and convey unto the said Janie M. Johnson, the following described real estate:

All that lot or parcel of land, situate, lying and being on the Southerly side of Ridgewood Drive, in the 1119th District, G. M., Hart County, Georgia being known and designated as Lot A-1 containing 1.27 acres as particularly described on a subdivision plat of Ridgewood Subdivision dated March 1980 by A. M. Britt, Surveyor recorded at Plat Book 2-1), Page 1, in the Office of the Clerk of Superior Court of Hart County, Georgia which said plat is hereby incorporated into this description by reference and made a part hereof and being part of the property conveyed to Sidney L. Moore by Katherine Stockton, et al by Warranty Deed dated November 6, 1979, recorded at Deed Book 148, Page 338, said Clerk's Office.

It is understood and agreed that all of the lots in the RIDGEWOOD SUBDIVISION are conveyed subject to the following restrictions: It is understood and agreed that no dwelling of less than 1400 square feet of heated floor space will be placed or constructed on the above-described property; no used lumber or old house, or any part thereof, shall be placed on said property; no concrete block houses or mobile homes of any description shall be placed on said property. It is further understood and agreed that this property will not be subdivided (this applies to each individual lot) and only one house can be built on each lot. Said lots shall be used for residential purposes only. It is understood and agreed that after a house has been constructed on this property (this applies to each individual lot), that a motor home or camper may then be parked on the property, but may not be used for permanent residential purposes; no farm animals shall be kept or grown on any lot in this subdivision; all of these restrictions apply to all lots in this subdivision. These restrictions shall run with the land for a period of fifty years.

Restrictions

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances, thereof, to the same being, belonging, or in anywise appertaining to the only proper use, benefit and behoof of the said parties of the Second Part.

IN WITNESS WHEREOF, the said party of the first part has set his hand and affixed his seal, the day and year first above written.

Sworn to and subscribed before me
this 1st day of February, 1996
[Signature]
Witness

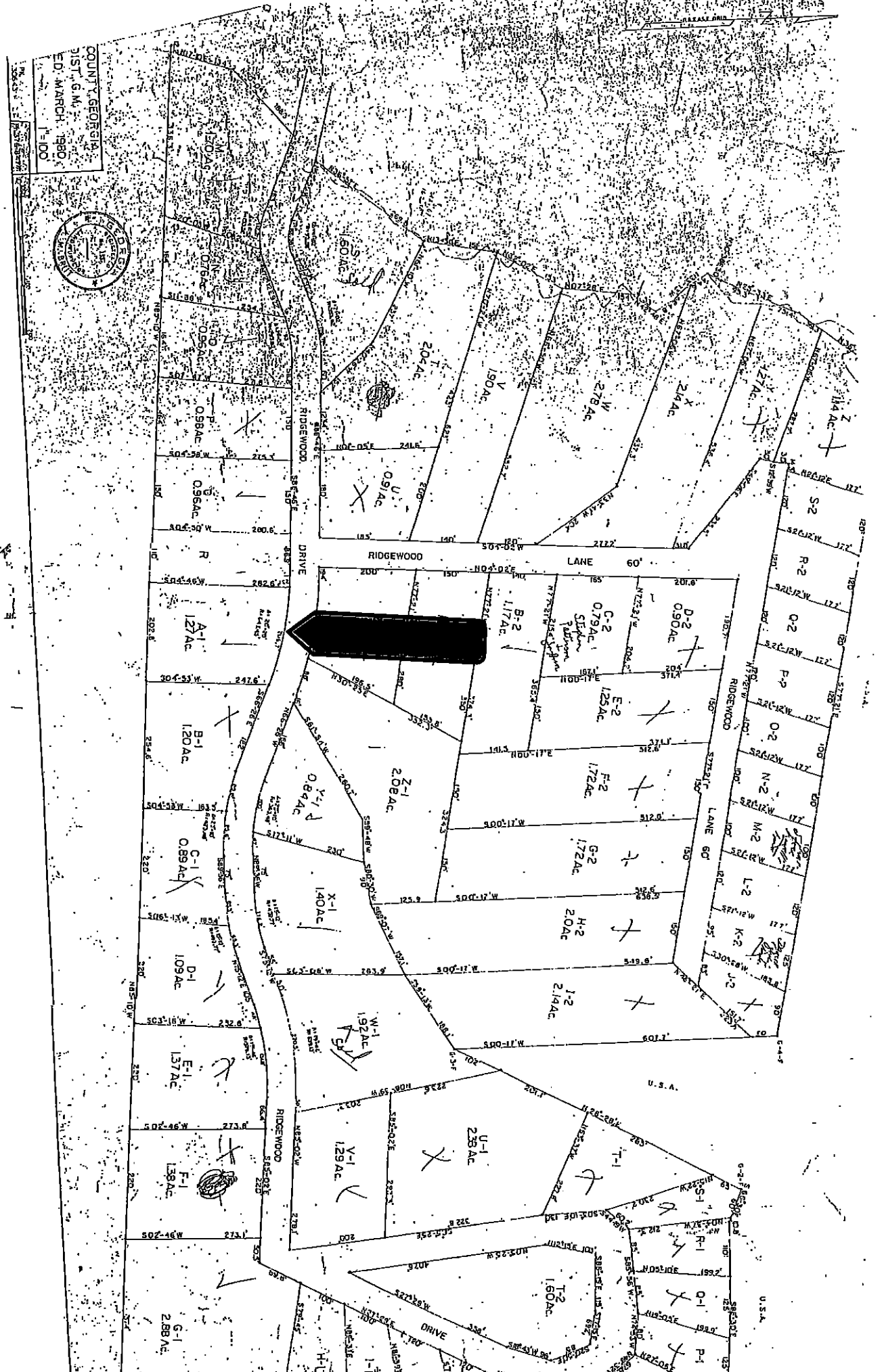
[Signature]
Notary Public



[Signature]
James S. Moore, Executor
DEPUTY CLERK
[Signature]

FEB 1 PM 3 03
CLERK OF SUPERIOR COURT
HART COUNTY, GA

COUNTY GEORGIA
DIST. 6 M.
ED. MARCH 1980
1"=100'



RidgeWood