

**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 _____ for the Property (known as or located at: 1121 Beaton Light Rd, Hartwell Ga, Georgia, _____). 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.

1. GENERAL:	YES	NO
(a) What year was the main residential dwelling constructed? <u>2002</u>		
(b) Is the Property vacant? If yes, how long has it been since the Property has been occupied? _____		✓
(c) Is the Property or any portion thereof leased?		✓
(d) Has the Property been designated as historic or in a historic district where permission must be received to make modifications and additions?		✓

EXPLANATION:

2. COVENANTS, FEES, and ASSESSMENTS:	YES	NO
(a) Is the Property subject to a recorded Declaration of Covenants, Conditions, and Restrictions ("CC&Rs") or other similar restrictions?		✓
(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.		✓

EXPLANATION:

3. LEAD-BASED PAINT:	YES	NO
(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.		✓

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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>2015 + 2018</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 type="checkbox"/> public <input type="checkbox"/> private <input checked="" 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>4</u>		
(e) Is the main dwelling served by a sewage pump?		✓
(f) Has any septic tank or cesspool on Property ever been professionally serviced? If yes, please give the date of last service: _____		✓
(g) Are there any leaks, backups, or other similar problems with any portion of the plumbing, water, or sewage systems or damage therefrom?		✓
(h) Is there presently any polybutylene plumbing, other than the primary service line?		✓
(i) Has there ever been any damage from a frozen water line, spigot, or fixture?		✓

EXPLANATION: County water stops at Fred King Rd.

7. ROOFS, GUTTERS, and DOWNSPOUTS:	YES	NO
(a) Approximate age of roof on main dwelling: <u>2007</u> years.		
(b) Has any part of the roof been repaired during Seller's ownership?		<input checked="" type="checkbox"/>
(c) Are there any roof leaks or other problems with the roof, roof flashing, gutters, or downspouts?		<input checked="" type="checkbox"/>
EXPLANATION: <u>40 year architectural shingles.</u>		

8. FLOODING, DRAINING, MOISTURE, and SPRINGS:	YES	NO
(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?		<input checked="" type="checkbox"/>
(b) Have any repairs been made to control water intrusion in the basement, crawl space, or other parts of any dwelling or garage?		<input checked="" type="checkbox"/>
(c) Is any part of the Property or any improvements thereon presently located in a Special Flood Hazard Area?		<input checked="" type="checkbox"/>
(d) Has there ever been any flooding?		<input checked="" type="checkbox"/>
(e) Are there any streams that do not flow year round or underground springs?		<input checked="" type="checkbox"/>
(f) Are there any dams, retention ponds, storm water detention basins, or other similar facilities?		<input checked="" type="checkbox"/>
EXPLANATION:		

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

10. TERMITES, DRY ROT, PESTS, and WOOD DESTROYING ORGANISMS:	YES	NO
(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?		<input checked="" type="checkbox"/>
(b) Is there presently a bond, warranty or service contract for termites or other wood destroying organisms by a licensed pest control company?		<input checked="" type="checkbox"/>
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?		✓
(b) Has Methamphetamine ("Meth") ever been produced on the Property?		✓
(c) Have there ever been adverse test results for radon, lead, mold or any other potentially toxic or environmentally hazardous substances?		✓
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?		✓
(b) Has there been any award or payment of money in lieu of repairs for defective building products or poor construction?		✓
(c) Has any release been signed regarding defective products or poor construction that would limit a future owner from making any claims?		✓
(d) During Seller's ownership have there been any insurance claims for more than 10% of the value of the Property?		✓
(e) Is the Property subject to a threatened or pending condemnation action?		✓
(f) How many insurance claims have been filed during Seller's ownership? <u>0</u>		
EXPLANATION:		

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

under Soil Conservation Program that can be cancelled at closing with 2 week notice.

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.

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| <p><i>New</i> Appliances</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Clothes Dryer <i>New</i> <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 checked="" type="checkbox"/> Refrigerator w/o Freezer <input type="checkbox"/> Refrigerator/Freezer <input type="checkbox"/> Free Standing Freezer <input type="checkbox"/> Stove <input checked="" type="checkbox"/> Surface Cook Top <input type="checkbox"/> Trash Compactor <input checked="" type="checkbox"/> Vacuum System <input 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 | <p><i>Living Room</i></p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Switch Plate Covers <input checked="" type="checkbox"/> Television (TV) <i>Smart</i> <input type="checkbox"/> TV Antenna <input type="checkbox"/> TV Mounts/Brackets <input type="checkbox"/> TV Wiring <p>Interior Fixtures</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Ceiling Fan <input type="checkbox"/> Chandelier <input 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 type="checkbox"/> Mirrors <ul style="list-style-type: none"> <input type="checkbox"/> Wall Mirrors <input type="checkbox"/> Vanity (hanging) Mirrors <input checked="" 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 checked="" type="checkbox"/> Window Draperies <input 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 checked="" type="checkbox"/> Irrigation System <input checked="" type="checkbox"/> Landscaping Lights <input 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 checked="" type="checkbox"/> Alarm System (Burglar) <input checked="" 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 checked="" type="checkbox"/> <i>Propane Tank will not stay -</i> <input type="checkbox"/> _____ <input type="checkbox"/> _____ <input type="checkbox"/> _____ <input type="checkbox"/> _____ <input type="checkbox"/> _____ |
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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:

ADDITIONAL EXPLANATIONS (if needed):

all Furniture is Negotiable

RECEIPT AND ACKNOWLEDGEMENT BY BUYER

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

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.

SELLER'S REPRESENTATION REGARDING THIS 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 Seller's Signature

Print or Type Name

Date

2 Seller's Signature

Print or Type Name

Date

Additional Signature Page (F149) is is not attached.

Sammy Bowers

SAMMY BOWERS

9-20-~~2018~~ 2018

Ketha G. Bowers

Ketha G. Bowers

9-20-2018

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: 1121 Beacon Light Rd Hartwell, Georgia _____

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. A.B. L.A.B.

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] 9-20-2018
1 Seller/Landlord Signature _____ Date _____

2 Buyer/Tenant Signature _____ Date _____

[Signature] 9-20-18
2 Seller/Landlord Signature _____ Date _____

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

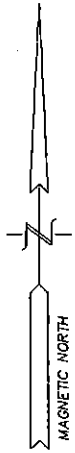
Additional Signature Page (F149/F150) is is not attached.

Selling/Leasing Broker _____ Date _____

[Signature] 9-20-18
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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Robert G. Strickland &
Betty T. Strickland

Benson
Soylors

N 55°33'05" W to
Post Oak Corner Tree
660.00'

S 55°33'05" E
521.39

Beacon Light Road
Co. Paved Rd. No. 187
80' R/W
S 40°27'15" E 1522.12
To Pt. C.R. 227

15.20 Acres
Tract No. 4

RECORDED
BOOK 2 E PAGE 133
DATE 10-10-96
W.E. "Bill" HOLLAND, III, CLERK

Kimberly Hope Bowers &
April Michelle Bowers
Tract No. 3

G. Wayne &
Camilla T. Mewborn

Centerline of Creek
is the Property Line.

FILED IN OFFICE
HART SUPERIOR COURT
'96 OCT 10 AM 11 57
DEPUTY CLERK

Bearings & Distances along
Property Lines

LINE	BEARING	DISTANCE
1	N 74°04'30" E	94.63
2	S 45°14'10" E	111.45
3	N 64°03'30" W	143.11
4	N 13°52'05" E	42.99
5	N 68°27'10" W	101.06

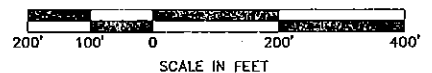
THE FIELD EQUIPMENT USED FOR THIS SURVEY
WAS A Toben G153C & H48SX DC
THE FIELD DATA UPON WHICH THIS PLAT IS
BASED HAS A CLOSURE PRECISION OF ONE
FOOT IN 22,582 FEET AND AN ANGULAR
ERROR OF 3 SEC. PER ANGLE POINT AND
WAS ADJUSTED USING No RULE. THIS
PLAT HAS BEEN CALCULATED FOR CLOSURE
AND FOUND TO BE ACCURATE WITHIN ONE
FOOT IN 75,000+ FEET.

I HEREBY CERTIFY, THAT IN MY OPINION
THIS IS A CORRECT REPRESENTATION OF THE
LAND PLATTED AND HAS BEEN PREPARED IN
CONFORMITY WITH THE MINIMUM STANDARDS
AND REQUIREMENTS OF LAW.

Dean H. Teasley
GA. & S.C. REGISTERED LAND SURVEYOR

Survey Crew: R. Wiler
T. Teasley
D. Teasley
H. Thornton

1" = 200'



KEY
I.P.F. = IRON PIN FOUND
I.P.S. = IRON PIN SET
R = PROPERTY LINE
O/S = OFFSET
C = CENTERLINE
C.M.F. = CONCRETE MARKER FOUND
T/L = TRAVERSE LINE
N/S = NAIL SET
N/F = NAIL FOUND
P.O.B. = POINT OF BEGINNING



SURVEY FOR: Sammy L. Bowers & Diane G. Bowers			LOCATION MAP:
COUNTY: Hart	GMD: 1112	STATE: Ga.	
DATE: January 25, 1996	SCALE: 1"=200'	DRAWN BY: T. Teasley	
SURVEYED BY: DEAN H. TEASLEY		APPROVED BY: D.T.	
GA. & S.C. Registered Land Surveyor 16 Heritage Road Hartwell, GA. 30643 Phone (706)376-4236/Fax (706)376-0005		DRAWING NUMBER: B430D Disk 59	
		FIELD BOOK: Hp48SX DC	

BEARING BASIS: PB-2F-13



REFERENCE:
PB-2F-133
PB-2F-234

"BEACON LIGHT ROAD"
CO. PVD. ROAD #187 - 80' R/W

TIE
N 40°46'47"E 1634.51'
TO JCT. OF C.R. #17
& C.O. #227

SAMMY L. BOWERS &
DIANE G. BOWERS

SAMMY L. BOWERS &
DIANE G. BOWERS

1.710 ACRES

THE FIELD EQUIPMENT
WAS A
THE P.M.

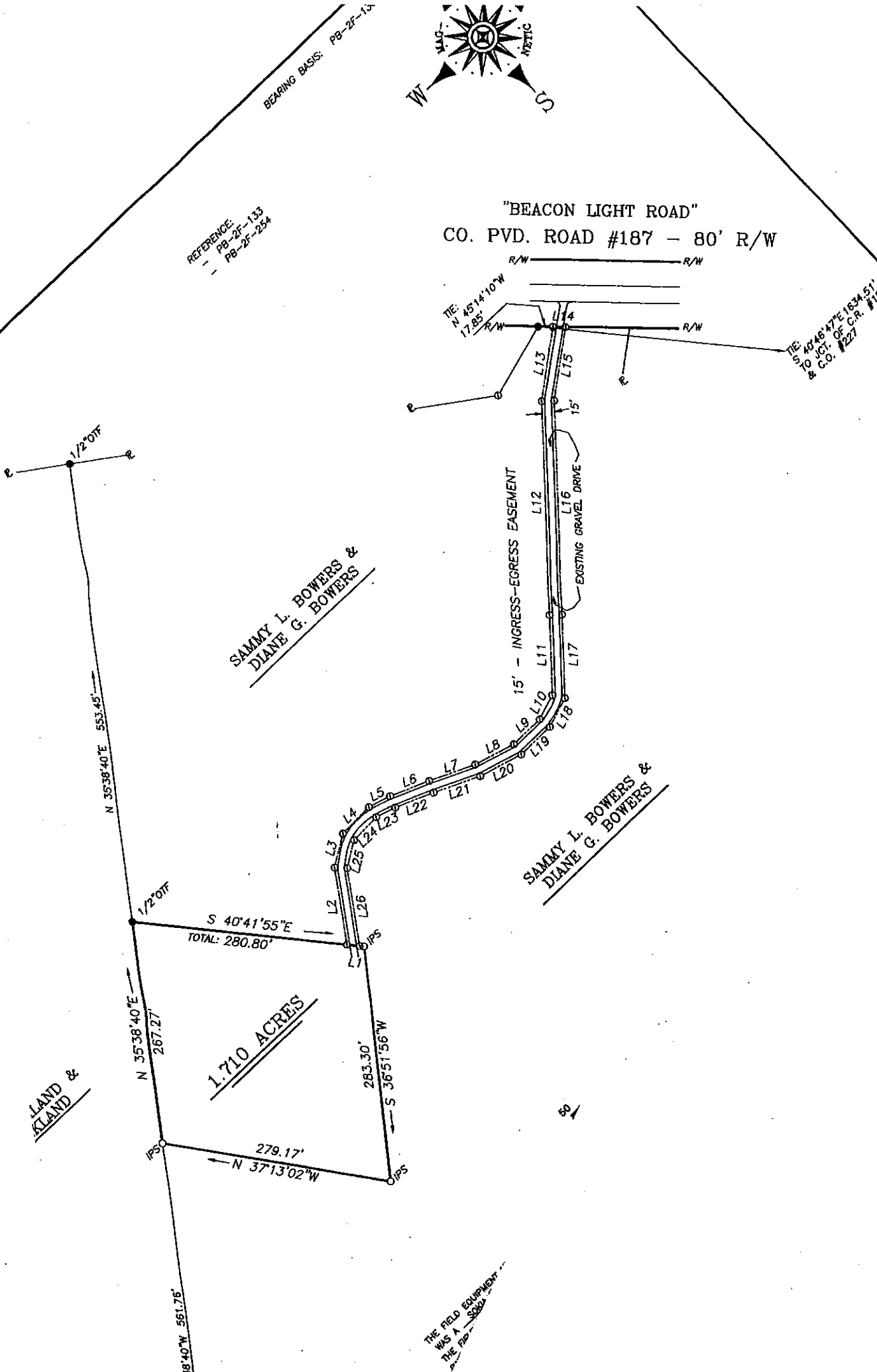


Exhibit "A"

(Legal Description attached to and forming a part of a Deed to Secure Debt dated October 12, 2004 given by Sammy L. Bowers and Diane G. Bowers to First Citizens Bank And Trust Company, Inc.)

All that tract or parcel of land lying and being in the 1112th G.M. District of Hart County, Georgia, containing 15.20 acres, more or less, being shown and delineated as Tract No. 4 on a plat of survey dated January 25, 1996, prepared by Dean H. Teasley, Georgia Registered Land Surveyor, recorded in Plat Book 2-F, at Page 133, Hart County, Georgia Deed Records. Said plat and the recordation thereof are by reference incorporated herein and made a part of this description.

This property is bounded, now or formerly, substantially as follows: Northwest by property of Robert G. Strickland and Betty T. Strickland; Northeast by property of Benson Saylors, and the right of way of County Road No. 187 (Beacon Light Road); Southeast by Tract No. 3, property of Jeff Vickery and Brenda Vickery; and Southwest by the centerline of a creek which separates this property from property of G. Wayne Mewborn and Cornilla T. Mewborn.


LESS AND EXCEPT from the above described 15.20 acres, more or less, is all that tract or parcel of land lying and being in the 1112th G.M. District, Hart County, Georgia, containing 1.710 acres, more or less, being more particularly shown and delineated on a plat of survey dated February 19, 2001, prepared by Bauknight & Associates, Inc., W. Slate Bauknight, Georgia Registered Land Surveyor, recorded in Plat Book 2-H, at Page 87, Hart County, Georgia Deed Records. Said plat and the recordation thereof are by reference incorporated herein in aid of this description. This 1.710 acres, more or less, having been previously conveyed by Sammy L. Bowers and Diane G. Bowers to Jeffery D. Vickery and Brenda A. Vickery under a Warranty Deed dated March 23, 2001, recorded in Deed Book 375, at Page 61, Hart County, Georgia Deed Records.

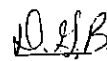
The above described property is conveyed subject to a perpetual easement for ingress-egress leading from County Road #187 (Beacon Light Road) to property of Jeffery D. Vickery and Brenda A. Vickery as shown on a plat of survey recorded in Plat Book 2-H, at Page 87, Hart County, Georgia Deed Records, and as set forth in a Warranty Deed recorded in Deed Book 375, at Page 61, Hart County, Georgia Records. Said plat, deed, and the recordations thereof are by reference incorporated herein in aid of this description.

The above conveyed property is a portion of that property conveyed to Sammy L. Bowers and Diane G. Bowers by Loyd Bowers in a Warranty Deed dated October 9, 1996, recorded in Deed Book 288, at Page 500, Hart County, Georgia Deed Records.

ALSO CONVEYED HEREIN is all that tract or parcel of land, with improvements thereon, lying and being in the 1112th G.M. District, Hart County, Georgia, containing 1.716 acres, more or less, being bounded, now or formerly, substantially as follows: Northwest by other property of Sammy L. Bowers and Diane G. Bowers; Northeast by the right of way of County Paved Road #187 (Beacon Light Road); Southeast by property of Jeffery D. Vickery and Brenda A. Vickery; and Southwest by the centerline of a creek (said centerline of creek being the property line). This tract or parcel of land is more particularly shown and delineated by a plat of survey dated February 19, 2001, prepared by Bauknight & Associates, Inc., W. Slate Bauknight, Georgia Registered Land Surveyor, recorded in Plat Book 2-H, at Page 86, Hart County, Georgia Deed Records. Said plat and the recordation thereof are by reference incorporated herein and made a part of this description.

This 1.716 acres, more or less, is the same property as that conveyed to Sammy L. Bowers and Diane G. Bowers by Jeffery D. Vickery and Brenda A. Vickery in a Warranty Deed dated March 23, 2001, recorded in Deed Book 375, at Page 60, Hart County, Georgia Deed Records.


S.L.B.


D.G.B.