



FORT REALTY

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: 100 Cardinal Lane Hartwell, Georgia, 30643). 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>1986</u>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
(b) Is the Property vacant?	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
If yes, how long has it been since the Property has been occupied? <u>WEEKEND HOME</u>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
(c) Is the Property or any portion thereof leased?	<input checked="" 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 checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
EXPLANATION: <u>The Property has been used as a Weekend home for 10 years.</u>		

	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 checked="" 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 F88.	<input checked="" 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 F64 MUST BE EXECUTED BY THE PARTIES AND THE "LEAD-BASED PAINT PAMPHLET" GAR B11 MUST BE PROVIDED TO THE BUYER.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

THIS FORM IS COPYRIGHTED AND MAY ONLY BE USED IN REAL ESTATE TRANSACTIONS IN WHICH Jeanna Foley 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) 451-1031.

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?		<input checked="" type="checkbox"/>
(b) Have any structural reinforcements or supports been added?		<input checked="" type="checkbox"/>
(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?		<input checked="" type="checkbox"/>
(d) Has any work been done where a required building permit was not obtained?		<input checked="" type="checkbox"/>
(e) Are there violations of building codes, housing codes, or zoning regulations (not otherwise grandfathered)?		<input checked="" type="checkbox"/>
(f) Have any notices alleging such violations been received?		<input checked="" type="checkbox"/>
(g) Is any portion of the main dwelling a mobile, modular or manufactured home?		<input checked="" type="checkbox"/>
(h) Was any dwelling or portion thereof (excluding mobile, modular and manufactured dwelling) moved to the site from another location?		<input checked="" type="checkbox"/>

EXPLANATION:

5. SYSTEMS and COMPONENTS:	YES	NO
(a) Approximate age of HVAC system(s): <u>11</u> years	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
(b) Is any heated and cooled portion of the main dwelling not served by a central heating and cooling system?		<input checked="" type="checkbox"/>
(c) Is any portion of the heating and cooling system in need of repair or replacement?		<input checked="" type="checkbox"/>
(d) Does any dwelling or garage have aluminum wiring other than in the primary service line?		<input checked="" type="checkbox"/>
(e) Are any fireplaces decorative only or in need of repair?		<input checked="" type="checkbox"/>
(f) Have there been any reports of damaging moisture behind exterior walls constructed of synthetic stucco?		<input checked="" type="checkbox"/>

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

EXPLANATION:

7. ROOFS, GUTTERS, and DOWNSPOUTS:		YES	NO
(a)	Approximate age of roof on main dwelling: <u>11</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:			

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? What is the cost? \$ <u>165/yr</u>		
	If yes, company name/contact: <u>American Pest Control</u>		
	Coverage: <input checked="" type="checkbox"/> re-treatment and repair <input type="checkbox"/> re-treatment <input type="checkbox"/> periodic inspections only		
	Expiration Date <u>Aug. 2019</u> Renewal Date <u>Aug. 2019</u>		
(c)	Is there a cost to maintain the bond, warranty or service contract? <u>yes</u>		
	If yes, what is the annual cost? \$ <u>165-170/yr.</u>		
EXPLANATION:			

11. ENVIRONMENTAL, HEALTH, and SAFETY CONCERNS:		YES	NO
(a)	Are there any underground tanks or toxic or hazardous substances such as asbestos?		<input checked="" type="checkbox"/>
(b)	Has Methamphetamine ("Meth") ever been produced on the Property?		<input checked="" type="checkbox"/>
(c)	Have there ever been adverse test results for radon, lead, mold or any other potentially toxic or environmentally hazardous substances?		<input checked="" type="checkbox"/>
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?		<input checked="" type="checkbox"/>
(b)	Has there been any award or payment of money in lieu of repairs for defective building products or poor construction?		<input checked="" type="checkbox"/>
(c)	Has any release been signed regarding defective products or poor construction that would limit a future owner from making any claims?		<input checked="" type="checkbox"/>
(d)	During Seller's ownership have there been any insurance claims for more than 10% of the value of the Property?		<input checked="" type="checkbox"/>
(e)	Is the Property subject to a threatened or pending condemnation action?		<input checked="" type="checkbox"/>
(f)	How many insurance claims have been filed during Seller's ownership? <u>0</u>		<input checked="" type="checkbox"/>
EXPLANATION:			

13. OTHER HIDDEN DEFECTS:		YES	NO
(a)	Are there any other hidden defects that have not otherwise been disclosed?		<input checked="" type="checkbox"/>
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?		<input checked="" type="checkbox"/>
<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>			

ADDITIONAL EXPLANATIONS (if needed):

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 type="checkbox"/> Clothes Dryer <input 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 type="checkbox"/> Microwave Oven <input checked="" type="checkbox"/> Oven <input type="checkbox"/> Refrigerator w/o Freezer <input type="checkbox"/> Refrigerator/Freezer <input type="checkbox"/> Free Standing Freezer <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 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 <input type="checkbox"/> Switch Plate Covers | <ul style="list-style-type: none"> <input type="checkbox"/> Television (TV) <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 type="checkbox"/> Fireplace (FP) <input type="checkbox"/> FP Gas Logs <input type="checkbox"/> FP Screen/Door <input type="checkbox"/> FP Wood Burning Insert <input type="checkbox"/> Light Bulbs <input type="checkbox"/> Light Fixtures <input checked="" type="checkbox"/> Mirrors <ul style="list-style-type: none"> <input type="checkbox"/> Wall Mirrors <input 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 type="checkbox"/> Window Blinds (and Hardware) <input type="checkbox"/> Window Shutters (and Hardware) <input type="checkbox"/> Window Draperies (and Hardware) <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 | <ul style="list-style-type: none"> <input type="checkbox"/> Birdhouses <input checked="" 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 type="checkbox"/> Mailbox <input type="checkbox"/> Out/Storage Building <input type="checkbox"/> Porch Swing <input type="checkbox"/> Staluary <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 type="checkbox"/> Doorbell <input 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 type="checkbox"/> Smoke Detector <input 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"/> Generator <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"/> Solar Panel <input type="checkbox"/> Sump Pump <input 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"/> _____ |
|---|---|---|--|

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:

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

Jessie Wayne Stovall
Print or Type Name

Date

2 Seller's Signature

Connie Stovall
Print or Type Name

Date

Additional Signature Page (F140) 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: 100 Cardinal Lane 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.

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

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

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.

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 Seller/Landlord is true and accurate.

1 Buyer/Tenant Signature _____ Date _____

Jessie Wayne Stovall 8/31/18
1 Seller/Landlord Signature _____ Date _____
Jessie Wayne Stovall

2 Buyer/Tenant Signature _____ Date _____

Connie Stovall 8/31/18
2 Seller/Landlord Signature _____ Date _____
Connie Stovall

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

Additional Signature Page (F149/F150) is is not attached.
9-11-18
Listing Broker _____ Date _____
Coldwell Banker Fort Realty

Eng/Leasing Broker _____ Date _____

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 Jeanna Foley 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.

WARRANTY DEED (For Life With Remainder to Survivor.)

STATE OF GEORGIA,
COUNTY OF HART.

THIS INDENTURE, made this 8th day of August in the Year of Our Lord One Thousand Nine Hundred and Eighty-Five between SALLYE S. WHITE

of the State of Georgia and County of Hart of the first part, and JESSIE WAYNE STOVALL and CONNIE JEAN S. STOVALL

of the State of Georgia and County of Hart of the second part,

WITNESSETH: That the said party of the first part, for and in consideration of the sum of Ten and 00/100 (\$10.00) Dollars, in hand paid, at and before the sealing and delivery of these presents, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the said parties of the second part as tenants in common, for and during their joint lives, and, upon the death of either of them, then to the survivor of them, in fee simple, together with every contingent remainder and right of reversion, and to the heirs and assigns of said survivor, the following described property, to-wit:

ALL THAT TRACT or parcel of land lying and being in the 1119th District, G. M., Hart County, Georgia, containing 1.83 acres, more or less, and being more particularly shown and delineated on a plat dated July 25, 1985, made by A. M. Britt, Registered Land Surveyor, of record in Plat Book 24, at page 615, Clerk's Office, Hart County, Georgia, which plat together with the recordation thereof is by reference incorporated herein in aid of this description

This tract of land is bounded as follows: on the northwest by property of the United States of America; on the northeast by other property of Sallye S. White; on the southeast by the 20-foot access between this property and the Carlton property; on the southwest by the Louis Schwiening property and the road between this property and the Reeves property; and is more particularly described as to courses and distances in the following manner:

BEGINNING at an iron pin, at the northern-most corner of said property, which point can be located by measuring in a southwesterly direction 56.8 feet from a U. S. Government Marker designated as G-190-D, and running thence South 62° 33 minutes East, 422.2 feet to an iron pin; thence South 26° 06 minutes West, 197.6 feet to a point in the middle of the road as shown on the aforementioned plat; thence along the center of said road, North 60° 56 minutes West, 208.7 feet to a point; thence North 51° 53 minutes West, 252.2 feet to an iron pin; thence North 39° 00 minutes East 148 feet to an iron pin, the point of BEGINNING.

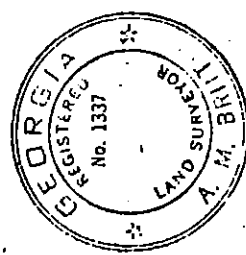
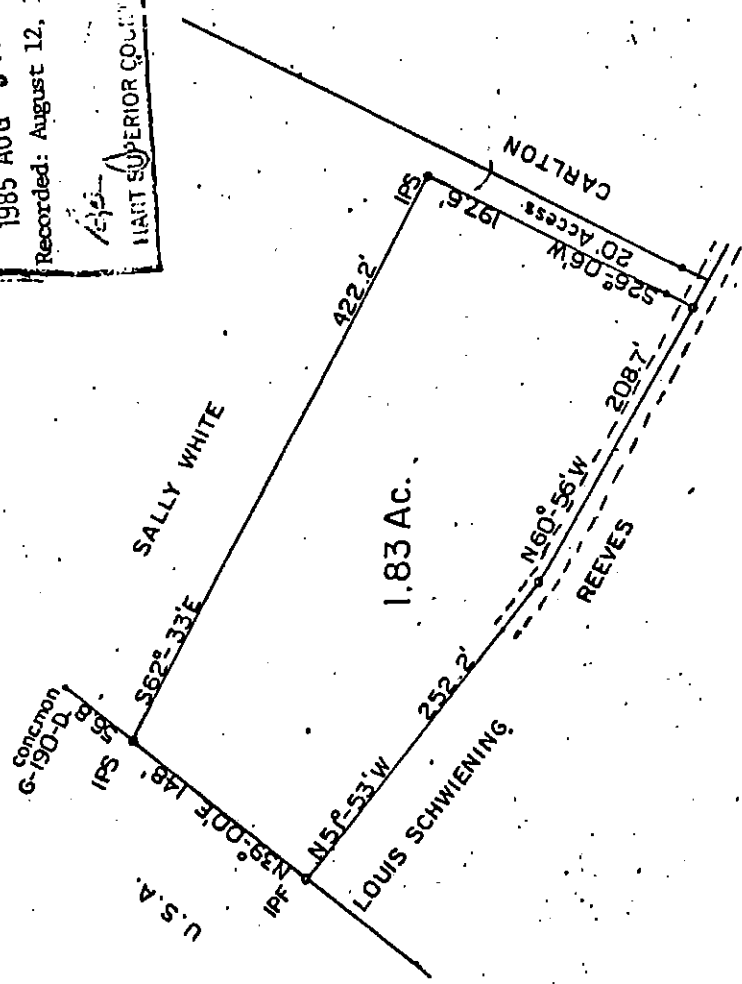
ALSO CONVEYED HEREIN is a perpetual right-of-way easement, over, across and through the 20-foot access as shown on the above described plat, and the access road between this property and the Reeves property, leading in a southeasterly direction and continuing on to the county road.

By Execution, Delivery and Acceptance of this deed, the parties hereto do not intend to create a "joint tenancy" as authorized by Section 85-1002 (Now Section 44-6-190) of the Georgia Code (Ga. L 1976, pp. 1438, 1439), but they intend to create the estates described herein.



(1)

FILED AND RECORDED
 BOOK: 24 Page 615
 1985 AUG 9 PM 3:50
 Recorded: August 12, 1985
 HART SUPERIOR COUNTY CLERK



HART COUNTY, GEORGIA
 1119th DIST., G.M.
 SURVEYED JULY 25, 1985
 SCALE 1"=100'
 A. M. BRITT
 MISSRODELLA PK.
 HARTWELL, GA. 30643
 Ph. 376-8477