

2007 APR -6 AM 10:57
BOOK 1179 PAGE 386
DEBRA M. ADAMS, CLERK
WHITE COUNTY, GA

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670 East Kyle Street
Cleveland, GA 30528

White County, Georgia
Real Estate Transfer Tax
Date 4-6-2007
Clerk of Superior Court
Debra M. Adams

JOINT TENANCY WITH SURVIVORSHIP 154-2007-000805
WARRANTY DBBD

STATE OF GEORGIA,
COUNTY OF WHITE

File #: 07-049

This Indenture made this 29th day of March, 2007 between Nancy A. Nugent, of the County of Hall, State of Georgia, as party or parties of the first part, hereinafter called Grantor, and Anthony T. Culver and Melissa A. Culver, as joint tenants with survivorship and not as tenants in common as parties of the second part, hereinafter called Grantees (the words "Grantor" and "Grantees" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other good and valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipts whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantees, as joint tenants and not 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:

All that tract or parcel of land, together with improvements thereon, lying and being in Land Lot 71 and 72 of the 4th District of White County, Georgia, containing 4.94 acres, more or less, and being all of Lot 1, of Phase 5A of Adair's Mill Subdivision, as delineated on Plat of Survey dated March 31, 2003, prepared for Walker Lewis Curtis Trustee by London Land Surveying, Cleveland, Georgia and Roger N. London, Georgia Registered Land Surveyor, recorded in Plat Book 56, Page 143, Office of the Clerk, White County, Georgia. Reference is hereby made to said Plat of Survey and the record thereof for a more complete description of said property.

Subject to Protective Covenants dated February 5, 1986, recorded in Deed Book 11, Pages 140-145, Office of Clerk, Superior Court, White County, Georgia, as amended and recorded in Deed Book 32, Pages 29-32, said Clerk's Office.

Subject to all covenants, conditions, restrictions, easements and rights of way of record, if any.

THIS CONVEYANCE is made subject to all zoning ordinances, easements and restrictions of record affecting said bargained premises.

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 behoove of the said Grantees, as joint tenants and not 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.

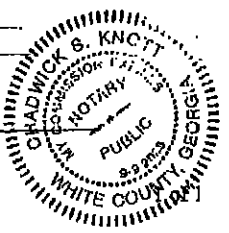
THIS CONVEYANCE is made pursuant to Official Code of Georgia Section 44-6-190, and it is the intention of the parties hereto to hereby create in Grantees a joint tenancy estate with right of survivorship and not as tenants in common.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has hereunto set grantor's hand and seal this day and year first above written.

Signed, sealed and delivered in the presence of:

Witness
[Signature]
Notary Public



[Signature] (Seal)
Nancy A. Nugent

LEGEND:

- ASP ASPHALT
- BWF BARB WIRE FENCE
- CL CENTERLINE
- CONC CONCRETE
- EP EDGE OF PAVEMENT
- GW GUY WIRE
- HWF HDG WIRE FENCE
- IPF IRON PIN FOUND
- IPS IRON PIN SET (1/2" REBAR)
- LL LAND LOT
- LLL LAND LOT LINE
- N/F NOW OR FORMERLY
- PL PROPERTY LINE
- PP POWER POLE
- RB REBAR
- RCP REINFORCED CONCRETE PIPE
- R/W RIGHT OF WAY
- INT. INTERSECTION

A TOPCON GTS-302 TOTAL STATION WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.
 THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 12,870 FEET AND AN ANGULAR ERROR OF 00-00-04 PER ANGLE POINT, AND WAS ADJUSTED USING THE COMPASS RULE METHOD.
 THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 170,535 FEET.

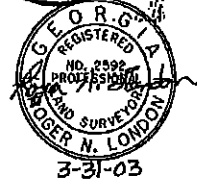
COURSE	BEARING	DISTANCE
1	S80°42'00"E	42.81'
2	S71°20'48"E	74.58'
3	S68°42'18"E	2.19'
4	S48°40'01"W	28.08'
5	S43°38'35"W	66.07'
6	N14°18'32"W	135.77'
7	N27°32'41"W	32.28'
8	N17°25'42"W	33.65'
9	N34°42'57"W	61.20'
10	N13°28'05"W	62.80'
11	N33°41'03"W	37.33'
12	N51°18'08"W	37.99'
13	N59°32'57"W	47.74'
14	N51°12'19"W	33.70'
15	N44°14'37"W	69.29'
16	N25°55'34"W	63.36'
17	N07°27'15"W	17.75'
18	N86°33'50"W	19.51'

FLOOD NOTE:
 THIS PROPERTY IS NOT IN A FLOOD HAZARD AREA AS PER FEMA FLOOD INSURANCE RATE MAP OF WHITE COUNTY, GEORGIA
 COMMUNITY PANEL NUMBER: 130181 0200 C
 EFFECTIVE DATE: OCTOBER 18, 2002
 REVISION DATE: NONE

PLAT REFERENCE:
 SURVEY FOR ADAIR'S MILL PHASE 5 A
 PREPARED BY HUBERT LOVELL
 DATED JUNE 30, 1990
 PLAT BOOK 19 PAGE 271.

TOTAL AREA = 4.94 ACRES

2 JUL 27 PM 4 31
 1983
 SURVEY FOR
WALKER LEWIS CURTIS TRUSTEE
 BEING
LOT 1 PHASE 5 A
 ADAIR'S MILL
 LOCATED IN
 LAND LOTS 71 & 72 4th DISTRICT
 WHITE COUNTY, GEORGIA
 SCALE: 1" = 100' MARCH 31, 2003



LONDON LAND SURVEYING
 167 EAST JARRARD STREET
 CLEVELAND, GA. (706) 865-0749
 JOB# 03044

