

Union County, Georgia  
Real Estate Transfer Tax

Paid \$ 152.50  
Date June 9, 2008  
Allen Corley  
Clerk of Superior Court

Return Recorded Document to:  
Kenya L. Patton, P.C.  
438 Sears Way  
Blairsville, GA 30512

UNION COUNTY, GEORGIA  
FILED & RECORDED June 9  
2008 AT 3:05 P.M.  
RECORDED IN BOOK 764 PAGE 82  
Allen Corley S.C.C.

JOINT TENANCY WITH SURVIVORSHIP  
WARRANTY DEED

STATE OF GEORGIA,

COUNTY OF UNION

File #: 0805-S05

This Indenture made this 9th day of June, 2008 between James M. Buckley and Barbara Buckley, of the County of Union, State of Georgia, as party or parties of the first part, hereinafter called Grantor, and Brian S. Brown, III and Jate R. Brown, 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 lying and being in Land Lot 174 of the 9th District, 1st Section, Union County, Georgia, being shown as Tract 1, containing 1.015 acres and Tract 2, containing 0.029 acres on a plat survey by Owenby Land Surveying, Inc., Roger L. Owenby dated December 17, 2004 said plat being recorded in Plat Book 55 Page 90, Union County, Georgia records, which plat is by reference incorporated herein and made a part hereof.

The property is subject to the roads as shown on the aforesaid plat.

Grantor herein reserves and easement for ingress and egress from Reece Creek Road to the Ten foot gravel road along the easterly and Southerly boundaries of subject property as shown in Deed Book 268, Page 780, Union county, Georgia records.

Grantor grants to Grantee a Twenty foot easement for ingress and egress from Reece Creek Road over and across the gravel drive shown on said plat and recorded in Deed Book 268, Page 780, Union County, Georgia records.

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

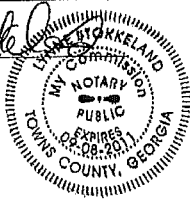
TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoove of the said Grantees, as joint tenants and not as tenants in common, for and 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  
Lynne Stoltz  
Notary Public  


James M. Buckley (Seal)  
James M. Buckley  
Barbara M. Buckley (Seal)  
Barbara Buckley