

Pickens County, Georgia
Real Estate Transfer TaxPay \$ 65.00
Date 5-30-86STATE OF GEORGIA, County of PickensM. Edward C. Mullins
Clerk of Superior CourtThis INDENTURE, Made this 19th day of May in the
Year of Our Lord One Thousand Nine Hundred and Eighty-six between
Charles W. McKinney and Joyce W. McKinneyof the State of Georgia and County of _____ of the first part, and
Joe B. Harrisonof the State of Georgia and County of _____ of the second part,

WITNESSETH: That the said part ies of the first part, for and in consideration of the sum of
Ten Dollars and other valuable considerations ~~Dollars~~,
in hand paid, at and before the sealing and delivery of these presents, the receipt of which
is hereby acknowledged, have granted, bargained, sold and conveyed, and by these presents
do grant, bargain, sell and convey unto the said part Y of the second part, his
heirs and assigns, ~~all that tract or parcel of land lying and being in~~

All that tract or parcel of land lying and being in Land Lots
245 and 260 of the 5th District, 2nd Section of Pickens County,
Georgia, and being Lot 3108 as per plat of a portion of Coffey
Cove Section, BENT TREE, by R. A. Gallagher, R.L.S., dated June
4, 1971 and recorded in Plat Book E, Page 1, Pickens County,
Georgia Records.

There is also conveyed herein a perpetual easement for the purposes
of ingress and egress over and across a 12 foot gravel drive
from Crippled Oak Trail across the adjoining lot - Lot 3109
to the subject property as more particularly shown on a plat
of survey for Joe B. Harrison, dated April 30, 1986, prepared
by Lane S. Bishop & Associates and recorded in Plat Book N,
Page 168, Pickens County, Georgia Deed Records.

The above described property is subject to that certain Declaration
of Covenants, Conditions and Restrictions for Bent Tree, Coffey
Cove Section, dated June 4, 1971 and recorded in Deed Book 13,
Page 437, Pickens County, Georgia Records. Said Declaration
subjects the above described property to certain protective covenants,
restrictions, easements, assessments and liens and all the provisions

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,
DESCRIPTION CONTINUED ON REVERSE SIDE
to the only proper use, benefit and behoof of the said part Y of the second part, his
heirs and assigns forever, in Fee Simple.

AND THE SAID part ies of the first part, for themselves, their heirs,
executors and administrators, will warrant and forever defend the right and title to the above
described property, unto the said part Y of the second part, his heirs and assigns,
against the claims of all persons whomsoever.

IN WITNESS WHEREOF, the said part ies of the first part have hereunto set their
hand and seal S, the day and year above written.

Signed, sealed and delivered in presence of:

Brenda Clark
Unofficial Witness
Joyce W. McKinney
Notary Public
Commission Expires: 7-7-86

Charles W. McKinney (Seal)
Joyce W. McKinney (Seal)

Date Executed: May 19, 1986