

02332
0290

JOINT TENANCY WITH SURVIVORSHIP
WARRANTY DEED

Return To Bob G. Pope
McCalla, Raymer, Padrick
Cobb, Nichols & Clark
301 Parkway 575
Woodstock, Georgia. 30188

2332 290

STATE OF GEORGIA

Cherokee County

THIS INDENTURE, made the 8th day of March, in the year one thousand nine hundred NINETY SIX, between Sandra Mitchell n/k/a and Sandra M. Evans

of the County of Cherokee, and State of Georgia, as party or parties of the first part, hereinafter called Grantor, and Jerry Whitman and Dixie G. Whitman

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 NO/100 DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION, 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 801, 3rd District, 2nd Section, Cherokee County, Georgia, being Lot 5, Plat for Tony G. Burger, as per plat recorded in Plat Book 27, Page 21, Cherokee County, Georgia Records, which plat is hereby referred to and made a part of this description.

10 Georgia, Cherokee County
Filed in office this 18 day of March 19 96
at 8:30 A.M. Recorded in Book 2332 Page 290
this 19 day of March 19 96
Anne M. Reneau
Clerk Superior Court

CHEROKEE COUNTY, GA
REAL ESTATE TRANSFER TAX
PAID \$48.40
DATE 3-18-96
Anne M. Reneau
CLERK OF SUPERIOR COURT

22747

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, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in any wise appertaining to, the only proper use, benefit and behoof 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 the 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 said described property unto the said Grantee against the claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written.

Signed, sealed and delivered in the presence of:

Witness: [Signature]
Notary Public: [Signature]
My commission expires: 3-19-96
Sandra Mitchell (Seal)
Sandra Mitchell n/k/a
Sandra M. Evans (Seal)
Sandra M. Evans

