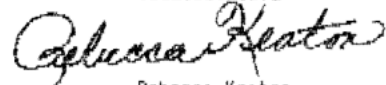


Deed Book 15368 Pg 1570
Filed and Recorded Aug-25-2016 10:02am
2016-0101809
Real Estate Transfer Tax \$0.00
0332016020172

Return Recorded Document to:
ROBERT H. STRINGER, JR.
3125 SHALLOWFORD RD
BLDG 300, STE 300
MARIETTA, GA 30062



Rebecca Keaton
Clerk of Superior Court Cobb Cty. Ga.

**JOINT TENANCY WITH SURVIVORSHIP
WARRANTY DEED**

STATE OF GEORGIA,

COUNTY OF

File #: 16-158

This Indenture made this 22nd day of August, 2016 between ARMANDO ORTEGA, as party or parties of the first part, hereinafter called Grantor, and ARMANDO ORTEGA AND ANNA ELSIE ORTEGA, 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 96 OF THE 16TH DISTRICT, 2ND SECTION, COBB COUNTY, GEORGIA BEING LOT 132, UNIT 2, FOREST CHASE, AS PER PLAT RECORDED IN PLAT BOOK 91, PAGE 71, IN THE OFFICE OF THE CLERK OF SUPERIOR COURT OF COBB COUNTY, GEORGIA, WHICH RECORDED IN PLAT IS INCORPORATED HEREIN BY REFERENCE AND MADE A PART OF THIS DISCRPTION, BEING IMPROVED PROPERTY KNOWN AS 4808 N. HAMES CT., ACCORDING TO THE PRESENT SYSTEM OF NUMBERING HOUSES IN COBB COUNTY, GEORGIA.

Subject to any Easements or Restrictions of Record

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:





(Seal)
ARMANDO ORTEGA

(Seal)

(Seal)