

BK 7609 PG 384

FILED
HALL CO., GA.

15 NOV -3 PM 12:50

CHARLES BAKER, CLERK
SUPERIOR-STATE COURT

BY EP

HALL COUNTY, Georgia
Real Estate Transfer Tax

File # 15P-610J ✓
Russell C Petersen, LLC
P O Box 6499
Gainesville, GA 30504

Paid \$ 175.00
Date 11/3/15
Charles Baker
Superior Court Clerk

023100

By DR PT61069-2015-007441

**JOINT TENANCY WITH SURVIVORSHIP
LIMITED WARRANTY DEED**

STATE OF GEORGIA,
COUNTY OF HALL.

This Indenture made this 30th day of October, 2015 between ROGER L. STOVER and RENA R. STOVER, of the County of Hall, State of Georgia, as party or parties of the first part, hereinafter called Grantor, and JOSHUA WILLIAM STOVER and ERIN INGRAM STOVER, 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)

W I T N E S S E T H 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 105, 11th Land District, Hall County, Georgia, consisting of 1.827 acres, more or less, as shown on a plat prepared for Roger L. Stover & Rena K. Stover by Patton-Patton & Associates, dated April 4, 1987 and recorded at Plat Book 126, Page 69, Hall County, Georgia Plat Records, which plat is hereby incorporated herein by reference for a more complete description of subject property.

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 **FEES 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 by, through and under the above named grantor

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

~~ROGER L. STOVER~~

(Seal)

Tuna

(Seal)



114

(Seal)