

HALL COUNTY, Georgia  
Real Estate Transfer

Paid \$ 300.00  
Date 6-7-2001  
By DWIGHT S. WOOD  
Clerk Superior Court

Georgia, Hall County, Clerk Superior Court  
Filed in office, this 7 day of June  
2001 at 10:50 a.m. Recorded in  
Book 3906 Page(s) 529-530  
this 8 day of June, 2001  
DWIGHT S. WOOD, CLERK by: DK

017729 13624, 14256, 57.58, 14126, 27

JOINT TENANCY WITH SURVIVORSHIP WARRANTY DEED 000529

STATE OF GEORGIA, COUNTY OF FORSYTH

This Indenture made this 31st day of May, in the year Two Thousand One, between MARTIN B. ROBINSON, of the County of HALL, State of Georgia, as party or parties of the first part, hereinafter called Grantor, and CLYDE Y. MORRIS, JR. & CAROL L. MORRIS, as joint tenants with rights of 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 with rights of survivorship 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:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

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 behoof of the said Grantees, as joint tenants with rights of survivorship 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 44-6-19, 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:

*[Handwritten signature]*

*[Handwritten signature]* (Seal)

Witness  
*[Handwritten signature]*  
Notary Public  
My commission expires 2003  
JUDY A. THOMAS  
COMMISSION EXPIRES  
MARCH 31 2003  
GA

\_\_\_\_\_(Seal)

Exhibit A

Legal Description

2375 Whippoorwill Lane  
Gainesville, Georgia 30501

000530

All that tract of land located in Land Lot 161, 9<sup>th</sup> District, Hall County, Georgia, being Lot 4 and a portion of Lot s 3 and 5, Property of Cliff N. Conner, as shown at Plat Book 20, Page 33, Hall County Georgia Records, and being more particularly described as follows:

To find the Point of Beginning, commence at a point on the U.S. Government property line at a concrete monument designated as #161-31; Run thence S 03-51-45 E along said U. S. Government property line a distance of 57.70' to a point; Run thence N 84-09-17 E a distance of 57.28' to a point located on the westerly RW of Whippoorwill Lane; Run thence N 08-27-26 E along said RW of Whippoorwill Lane a distance of 56.69' to a point; Run thence N 08-27-26 E along said RW of Whippoorwill Lane a distance of 3.28' to a point; Run thence S 84-27-39 W a distance of 44.97' to US Government Marker # 161-31 and The Point of Beginning.

Hall County Georgia Tax Map #: 00109A-000036 (year 2000)

GEORGIA, HALL COUNTY, CLERK  
SUPERIOR COURT FILED IN OFFICE 6427  
AND RECORDED IN BOOK  
PAGE(S) 302-304 THIS 17  
DAY OF October 20 08 AT 12:55 Pm  
DWIGHT S. WOOD, CLERK BY JN

026338

WHEN RECORDED, MAIL TO ↓

A. JOSEPH NARDONE, JR., P.C.  
10475 MEDLOCK BRIDGE ROAD  
800 IVY FALLS, SUITE 820  
JOHNS CREEK, GA 30097

(Space Above This Line For Recording Data)

HALL COUNTY, Georgia  
Real Estate Transfer Tax

Paid \$ - 0 -

Date 10-17-08

DWIGHT S. WOOD  
Clerk Superior Court

By JN

069 2008 006146

**QUIT CLAIM DEED**

STATE OF GEORGIA  
COUNTY OF FULTON

THIS INDENTURE made this 10 day of October, 2008, between CAROL L. MORRIS n/k/a CAROL L. SURGES, as Grantor, and CLYDE Y. MORRIS, JR., the Grantee.

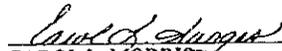
In this deed, wherever the context so requires, the masculine gender includes feminine and/or neuter and the singular number includes the plural. Wherever herein a verb, pronoun or other part of speech is used in the singular, and there be more than one Grantor or Grantee, said singular part of speech shall be deemed to read as the plural, and each Grantor shall always be jointly and severally liable for the performance of every promise and agreement made herein. Wherever herein Grantor or Grantee is used, the same shall be considered to mean as well, the heirs, executors, administrators, successors, representatives and assigns of the same.

WITNESSETH: That the GRANTOR, for and in consideration of the sum of ONE DOLLAR, cash in hand paid at or before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, has bargained and sold by these presents does grant, bargain, sell, convey, remise, release and forever QUIT CLAIM unto the said GRANTEE, all the right, title, interest, claim or demand which the GRANTOR may have had in and to the following described property:

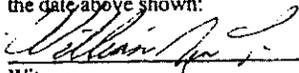
See Exhibit "1" attached hereto and hereby incorporated by reference herein.

TO HAVE AND TO HOLD the said tract of land, 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 Grantee so the neither Grantor nor any other person claiming under him shall at any time claim or demand any right, title or interest to the said tract of land, or its appurtenances.

IN WITNESS WHERE OF, the said Grantor has herewith set his hand and seal, the day and year first above written.

  
CAROL L. MORRIS  
n/k/a CAROL L. SURGES

Signed, sealed and delivered on  
the date above shown:

  
Witness

  
Notary Public



**Exhibit "1"**

All that tract or parcel of land located in Land Lot 161, 9<sup>th</sup> District, Hall County, Georgia, being Lot 4 and a portion of Lots 3 and 5, property of Cliff N. Connor, as shown at Plat Book 20, page 33, Hall County Georgia Records, and being more particularly described as follows:

To find the point of beginning, commence at a point on the U.S. Government Property Line at a concrete monument designated as #161-31; run thence south 03-51-45 east along said U.S. Government Property Line a distance of 57.70 feet to a point; run thence North 84-09-17 east a distance of 57.28 feet to a point located on the westerly R/W of Whippoorwill Lane; run thence North 08-27-26 east along said R/W of Whippoorwill lane a distance of 56.69 feet to a point; run thence North 08-27-26 east along said R/W of Whippoorwill Lane a distance of 3.28 feet to a point; run thence South 84-27-39 west a distance of 44.97 feet to US Government Marker #161-31 and the point of beginning.

AND

All that tract or parcel of land lying and being in Land Lot 161, 9<sup>th</sup> Land District, Hall County, Georgia, which is shown on the attached survey marked as Exhibit "A" and more particularly described as follows, to wit:

Beginning at an aluminum monument stamped "161-31", which is 1,731.12 feet N 60° 43' 23" E of the northwest corner of said Land Lot 161, at the northwest corner of the grantee's property as described in Deed Book 3906, pages 529 and 530, of the records in the Office of the Clerk of the Superior Court of Hall County, Georgia, at a corner of a tract of land owned by the United States of America at Lake Sidney Lanier and at plane coordinate position N 1,574,274.83 feet and E 590,305.83 feet, based on Transverse Mercator Projection, Georgia West Zone, NAD '27;

Thence S 03° 37' W along the boundary of said United States tract, a distance of 57.7 feet, more or less, to a point designated "161-31B", which is at the southwest corner of said grantee's property;

Thence N 15° 20' W a distance of 46.0 feet to a point designated "161-31A";

Thence N 50° 00' E a distance of 20.6 feet, more or less, to the point of beginning;

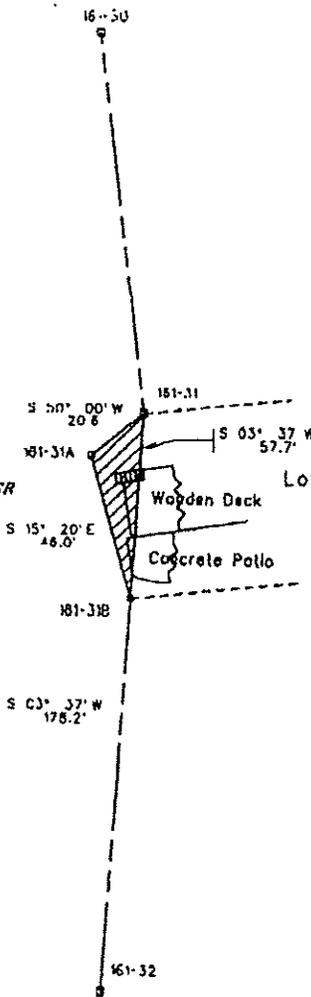
Containing 0.01 of an acre and being a part of Tract I-929 of the Lake Lanier Project as described in a deed to the United States of America from H. A. Duvall, dated 9 April, 1957, and recorded in Deed Book 177, pages 100 through 102 of the records in the office of the Clerk of the Superior Court of Hall County, Georgia.

000304

000540



LAKE LANIER



Wooden Deck  
Concrete Patio

Lot 4 & Portion Lots 3 & 5  
Cliff N. Corners  
Subdivision

 Area Proposed to be Conveyed  
(0.01 Ac./430 sq ft)

Note: Perpetual Flowage Easement  
to be Reserved over entire parcel  
to be Conveyed (Tract 1-907-E)

### LAKE SIDNEY LANIER

A Portion of Segment "I"  
Land Lot 161, 9th Land District  
Hall County, GA  
Encroachment No. 14-8  
Clyde Y. Morris & Carol L. Morris

14-8 Morris.DGN

SCALE: 1"=40'

REF SHT: 1-4

DATE: OCT 2001