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GEORGIA, HALL COUNTY, CLERK
SUPERIOR COURT FILED IN OFFICE
AND RECORDED IN BOOK 6225
PAGE (S) 444 THIS 7
DAY OF Dec 2007 AT 12:30pm
DWIGHT S. WOOD, CLERK BY mck

HALL COUNTY, Georgia
Real Estate Transfer Tax

Paid \$ 0

Date 12-7-07
DWIGHT S. WOOD
Clerk Superior Court

By mck
069-2007-009135

Return Recorded Document to:
McLocklin, Murphy & Dishman, LLP
P. O. Box 766
Winder, GA 30680

039186

**JOINT TENANCY WITH SURVIVORSHIP
WARRANTY DEED**

STATE OF GEORGIA

COUNTY OF BARROW

File #: R06-1633

This Indenture made this 5th day of November, 2007 between Charles A. Barrett, of the County of Hall, State of Georgia, as party or parties of the first part, hereinafter called Grantor, and Charles A. Barrett and Elizabeth H. Barrett, 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 receipt 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 58 of the 11th District, G.M. Hall County, Georgia, encompassing 8.74 acres and being more particularly described and delineated according to a plat and survey entitled "Survey for Charles A. Barrett" prepared by Patton-Boyer, Inc., certified by Robyn G. White, Georgia Registered Land Surveyor No. 3070, dated September 11, 2007 and recorded in Plat Book 858, page 29, in the Office of the Clerk of Superior Court Hall County, Georgia records; which plat and the recording thereof are hereby incorporated herein by reference for a more detailed description of the property.

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, Grantor has hereunto set grantor's hand and seal this day and year first above written.

Charles A. Barrett (Seal)
Charles A. Barrett

Signed, sealed and delivered in the presence of:

Jody Wheeler
Witness
Christine M. Shaheen
Notary Public, State of Georgia
My Commission Expires:

