

234 Elm St.
Covington

117

AFTER RECORDING RETURN TO:
DAVID C. REDDICK
MORRIS & SCHNEIDER, P.C.
2781 WHITLEY ROAD
ATLANTA, GA 30339

After Recording, Return To:
Morris Schneider, P.C.
2781 Whitley Road
Atlanta, Georgia 30339
(770)953-6106

RECORDED IN OFFICE
OF WALTON COUNTY
1996 AUG 30 PM 1:06
RECORDED SEP 2 1996

86Y0799J

BOOK 682 PAGE
CLERK

JOINT TENANCY WITH SURVIVORSHIP WARRANTY DEED

STATE OF GEORGIA,
COUNTY OF ROCKDALE

This Indenture made this 16th day of August, in the year One Thousand Nine Hundred Ninety-Six, between DENISE A. SIMPSON, of the County of WALTON, State of GEORGIA, as party or parties of the first part, hereinafter called Grantor, and CHAD S. GORDON and AMANDA W. GORDON, 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).
* AMANDA J. GORDON

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 201 OF THE 4TH DISTRICT OF WALTON COUNTY, GEORGIA, BEING LOT 26, BLOCK B, WALTON WOODS SUBDIVISION, UNIT ONE, AS PER PLAT RECORDED IN PLAT BOOK 22, PAGE 219, WALTON COUNTY RECORDS, WHICH PLAT IS INCORPORATED HEREIN BY THIS REFERENCE AND MADE A PART OF THIS DESCRIPTION.

THIS CONVEYANCE is made subject to all zoning ordinances, easements and restrictions of record affecting said bargained premises.

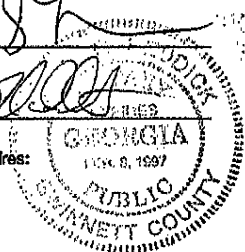
TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantees, as joint tenants and not as tenants in common, for and 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:

David C. Reddick
Witness
David C. Reddick
Notary Public
My commission expires:


Denise A. Simpson (Seal)
DENISE A. SIMPSON

(Seal)

(Seal)

(Seal)

WALTON COUNTY, GEORGIA
REAL ESTATE TRANSFER TAX
PAID \$ 163.00
DATE 8-30-96
Kathy K. Frost
CLERK OF SUPERIOR COURT