



49 Gower Ct. Jefferson
399

GEORGIA TRANSFER TAX
14.5% DATE 6/18/03
REBA PARKS
CLERK OF COURT
JACKSON CO., GA

FILED
SUPERIOR COURT
JACKSON COUNTY, GA
2003 JUL 18 PM 12:42
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DEED BOOK 31-A, PAGE 399

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**JOINT TENANCY WITH SURVIVORSHIP
WARRANTY DEED**

STATE OF GEORGIA,

COUNTY OF GWINNETT

File #: 73-8371A

This indenture made this 15th day of July, 2003 between BOC ENTERPRISES, LLC, a Georgia Corporation, of the County of GWINNETT, State of Georgia, as party or parties of the first part, hereinafter called Grantor, and ANGEL G. SMITH, PAUL F. SMITH JR. and JUDY SMITH, as joint tenants with right 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 writing 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 in the survivor of them, in his heirs, 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 G.M.D. 245, JACKSON COUNTY, GEORGIA, BEING LOT 28, BAILEY FARMS, PHASE 1, JACKSON COUNTY, GEORGIA, AS PER PLAT RECORDED IN PLAT BOOK 60, PAGE 68, JACKSON COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE.

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, liberties and appurtenances thereto, 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 in 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 Annotated 44-9-10, 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 Grantees 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:

Wm. Sanders
Witness
[Signature]
My commission expires:



BOC ENTERPRISES, LLC

BY: *[Signature]*
BILL LOPARO, MANAGER
(Seal)