

FILED AND RECORDED
CLERK SUPERIOR COURT
WALTON COUNTY, GA

2003 MAR 11 AM 11:40

BOOK 1622 PAGE
KATHY K. TRDST. CLERK

1026 Windsor Dr.
Monroe

After recording, return to:
James H. Baskin, BASKIN & ASSOCIATES, LLC, ATTORNEYS
Suite 190, 1979 Lakeside Parkway
Tucker, GA 30084
(770) 939-4861
DEED PREP ONLY

WALTON COUNTY, GEORGIA
REAL ESTATE TRANSFER TAX
PAID \$ 1.00
DATE 3-11-03
Kathy K. Frost
CLERK OF SUPERIOR COURT

**WARRANTY DEED
(JOINT TENANCY WITH SURVIVORSHIP)**

STATE OF GEORGIA,
COUNTY OF DEKALB

This indenture made this 28th day of February, in the year Two Thousand Three, between JAMES C. ROBINSON of the County of WALTON, State of Georgia, as party or parties of the first part, hereinafter called Grantor, and JAMES C. ROBINSON and JAYNE H. ROGERS 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 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 74 OF THE 3RD DISTRICT, WALTON COUNTY, GEORGIA, BEING LOT 53, WINDSOR FOREST SUBDIVISION, UNIT TWO, AS PER PLAT RECORDED IN PLAT BOOK 81, PAGE 138, IN THE OFFICE OF THE CLERK OF SUPERIOR COURT OF WALTON COUNTY, GEORGIA, WHICH RECORDED PLAT IS INCORPORATED HEREIN BY 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.

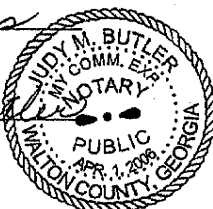
THIS CONVEYANCE is made pursuant to Official Code of Georgia Section 44-6-19, and it is the intention of the parties hereto to hereby create in Grantees a joint tenancy estate with right of survivorship and not as tenants in common. AND THE SAID Grantor will warrant and forever defend the right and title 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:

Elizabeth Jones
Witness

Judy M. Butler
Notary Public
My commission expires:



James C. Robinson
James C. Robinson (Seal)
JAMES C. ROBINSON

_____ (Seal)