

Union County, Georgia
Real Estate Transfer Tax
Paid \$720.00
Date September 2, 2011
Judy A. Adams
Superior Court Clerk
Return Recorded Document to:
Cary D. Cox, P.C.
P.O. Box 748
Blairsville, GA 30514

JOINT TENANCY WITH SURVIVORSHIP
WARRANTY DEED

STATE OF GEORGIA,

COUNTY OF UNION

File #: 1108-K26

This Indenture made this 31st day of August, 2011 between Jack J. Phillips and Patti P. Phillips, of the County of Union, State of Georgia, as party or parties of the first part, hereinafter called Grantor, and Michael John Burke and Marie Burke, 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 279, 9th District, 1st Section, Union County, Georgia, containing 4.296 acres, being shown as Lot Twenty-Six A (26-A) of The Orchard Subdivision, Phase II, on a plat of survey by Cleveland & Cox Land Surveying, LLC, dated 8/3/11, recorded in Plat Book 62, Page 208 Union County records. Said plat is incorporated herein, by reference hereto, for a full and complete description of the above described property.

Subject to all easements and restrictions of record; as recorded in Union County, Georgia records in Deed Book 413, Pages 718-721.

Subject to an easement to Blue Ridge Mountain EMC as recorded in Union County, Georgia records in Deed Book 305, Page 512.

Subject to Water Agreement with Notla Water as recorded in Union County, Georgia records in Deed Book 383, Page 445.

Subject to restrictions, attached hereto, as Exhibit "A".

Grantors also grant to grantees a non-exclusive perpetual easement for the use of the subdivision roads for ingress and egress to the above described 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.

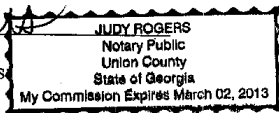
IN WITNESS WHEREOF, the Grantor has hereunto set grantor's hand and seal this day and year first above written.

Signed, sealed and delivered in the presence of

Witness

Notary Public

My commission expires



Jack J. Phillips

(Seal)

Patti P. Phillips

(Seal)

POA James J. Adams

5
1
2