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GLENDA SUE JOHNSON
CLERK OF SUPERIOR
COURT
GILMER COUNTY

Robert F. Allison
REAL ESTATE TRANSFER TAX
PAID: \$0.00
2013-2015

Grantor: Robert F. Allison
Grantee: Robert F. Allison and Virginia Lamberth Allison

Nancy Cochran Maddox
Attorneys at Law, P.C.
489 Highland Crossing, Ste. 202
East Ellijay, Georgia 30540
706-276-3707

STATE OF GEORGIA

COUNTY OF GILMER

WARRANTY DEED

Joint Tenants With Rights of
Survivorship
(DEED SERVICE ONLY)

THIS INDENTURE, made and entered into this 23rd day of August, 2013, between Robert F. Allison (herein referred to as "Grantor"), and Robert F. Allison and Virginia Lamberth Allison, as joint tenants with rights of survivorship (herein referred to as "Grantee").

WITNESSETH THAT, the said Grantor, for and in consideration of the sum of Ten and no/100 (\$10.00) Dollars, and other good and valuable consideration, in hand paid at or before the delivery of this deed, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed and by these presents does hereby grant, bargain, sell and convey to the said Grantees, for and during their joint lives, and, upon the death of either of them, in fee simple, together with every contingent remainder and right of reversion, and the heirs, successors and assigns, of the said survivor, the following described property, to-wit:

ALL THAT TRACT or parcel of land lying and being in the 6th District and 2nd Section of Gilmer County, Georgia, and being a part of Land Lot No. 87, and being more particularly described as containing 30.72 acres of land, more or less, as set forth on a plat of survey prepared by Joel Jordan, Georgia Registered Land Surveyor Number 2430. Said plat is recorded in Plat Book 42, Page 212, in the Office of the Clerk of the Superior Court for Gilmer County, Georgia. Said recorded plat is hereby made a part of this deed by reference thereto for a more complete description of the above described lot.

The above described property is conveyed subject to all easements and rights of way; set backs and restrictions as set forth on said recorded plat or as otherwise appearing of record.

Less and Except

ALL THAT TRACT or parcel of land lying and being in the 6th District, 2nd Section of Gilmer County, Georgia, and being a part of Land Lot No. 87, and being more particularly described as containing 10.00 acres of land, more or less, as shown on a survey and plat made of the above described property, dated August 20, 2004, that was prepared by Joel Jordan, Georgia Registered Land Surveyor No. 2430. Said plat was recorded in Plat Book 43, Page 159, in the Office of the Clerk of the Superior Court for Gilmer County, Georgia. Said recorded plat is hereby made a part of this deed by reference thereto for a more complete description of the above described property.

TO HAVE AND TO HOLD the said bargained premises, together with all and singular the rights, privileges, easements, members, appurtenances belonging or thereunto appertaining, to the only proper use and benefit of the Grantees, for and during their joint lives, and upon the death of either of them, then to the survivor of them forever in FEE SIMPLE, together with every contingent remainder and right of reversion, and to the heirs, successors and assigns of said survivor.

AND THE SAID GRANTOR for Grantor and its heirs, successors and assigns does hereby warrant that Grantor has good and marketable fee simple title to said property free of encumbrances and restrictions except as herein stated, and Grantor does and will warrant and defend the title to said premises against the claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has duly signed, sealed and delivered this deed on the date above written.

Signed, sealed and delivered this 23rd day
of August, 2013, in the presence of:

Nancy Cochran Maddox
Witness

Robert F. Allison
Robert F. Allison

Melanie E. Efler
Notary Public

