

Return Recorded Document for: R. John Boemanns, P.C., Attorney at Law, P. O. Box 2659, Blairsville, GA 30514

JOINT TENANCY WITH SURVIVORSHIP WARRANTY DEED

**STATE OF GEORGIA,
UNION COUNTY**

THIS INDENTURE, made this 5th day of November in the Year of Our Lord Two Thousand Four, between Andrea M. Sisum, of the County of Union, State of Georgia, as party or parties of the first part, hereinafter called Grantor, and William Chad Sisum and Andrea Melissa Sisum, as joint tenants with survivorship and not as tenants in common as parties of the second part, hereinafter call 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 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 receipt of which 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 the said survivor, the following described property:

All that tract or parcel of land lying and being in the 7th District, 1st Section, Land Lot 22 of Union County, Georgia containing 1.046 acres, more or less, as shown on a plat of survey by Patterson & Dewar Engineers, Inc., dated March 06, 2004, and recorded in Union County Records in Plat Book 52, Page 87. Said plat is incorporated herein, by reference hereto, for a full and complete description of the above described property.

Also conveyed is a 20 foot easement for ingress and egress to the above described property.

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.

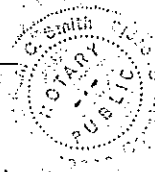
IN WITNESS WHEREOF, the Grantor has hereto set grantor's hand and seal this day and year first above written.

Signed, sealed and delivered in presence of:

Valerie Tucker
Witness

Andrea M. Sisum (Seal)
Andrea M. Sisum

Will Smith
Notary Public
My commission expires:
6-11-07



UNION COUNTY, GEORGIA
FILED & RECORDED NOVEMBER 9
2004 AT 10:15 A M.
RECORDED IN BOOK 551 PAGE 370

370

Allen Corley S.C.C.

Seal Affixed