

Union County, Georgia  
 Clerk of the Superior Court  
 File for Record 1-3  
 2005 at 3:15 P.M.  
 Recorded 1-3 2005  
 Book No. 357 Page 850  
 Clerk

Union County, Georgia  
 Fiscal Estate Transfer Tax  
 Paid 45.50  
 Date 1-3-05

Return Recorded Document for:  
 The McAfee Law Firm, P.C.  
 Attorneys at Law  
 244 Young Harris Street  
 P.O. Box 1244  
 Blairsville, GA 30514

**JOINT TENANCY WITH SURVIVORSHIP  
 WARRANTY DEED**

STATE OF GEORGIA,

COUNTY OF TOWNS

File #: 0512-MBD

This Indenture made this 30th day of December, 2005 between Jamie Cheryl Brown, of the County of Union, State of Georgia, as party or parties of the first part, hereinafter called Grantor, and Brian F. Mackey and Dale Mackey, 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 the 17th District, 1st Section, Land Lot 101 of Towns County, Georgia, and being Lot 4, consisting of 0.816 acres, as shown on a plat of survey for Ruby Ridge Subdivision, prepared by Land Tech Services, Inc., James L. Alexander, RLS #2653, dated 10/18/03, and revised on 11/03/03 and revised on 11/11/03 by Land Tech Services, Inc., James L. Alexander, RLS #2653 and recorded in Plat Book 30, Page 270 of the Towns County records. Said plat of survey is incorporated herein and made a part hereof by reference. Subject to Declaration of Reservations, Covenants and Restrictions for Ruby Ridge Subdivision recorded in Deed Book 290, Page 126-128 of the Towns County records.

**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.

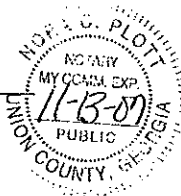
**THIS CONVEYANCE** is made pursuant to Official Code of Georgia Section 44-6-190, and it is the intention of the parties hereto to hereby create in Grantees a joint tenancy estate with right of survivorship and not as tenants in common.

**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:

[Signature]  
 Witness  
[Signature]  
 Notary Public



[Signature] (Seal)  
 Jamie Cheryl Brown  
[Signature]  
[Signature]