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OGLETHORPE COUNTY

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Danielsville, GA 30633

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Book 34 Page 80-81
Date 09/15/2014
Kelli Paradise Smith, Clerk
Oglethorpe County, Georgia

Oglethorpe County, Georgia
Real Estate Transfer Tax
Paid $ Ø
09/15/2014
Clerk of Superior Court

PT-61 109-2014-000505

WARRANTY DEED WITH RIGHT OF SURVIVORSHIP

STATE OF GEORGIA, OGLETHORPE COUNTY

THIS INDENTURE, Made this 8th day of September, 2014, between **Margaret F. Burt and David A. Burt** of the County of Oglethorpe and State of Georgia as party of the first part, and **Jeremy A. Burt and Juliana K. Burt** of the County of Oglethorpe and State of Georgia, as joint tenants with right of survivorship and not as tenants in common, as parties of the second part:

WITNESSETH, That the said parties of the first part, for and in consideration of the sum of TEN DOLLARS AND OVC, in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold and conveyed, and by these presents do grant, bargain, sell and convey unto the said parties of the second part, 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 and parcel of land, together with all improvements thereon, lying and being in Georgia, Oglethorpe County, 233rd (Simston) District, G.M., containing 93 acres, more or less, being approximately six miles from Lexington, Georgia, and one-half mile east of State Highway 77, running from Lexington to Elberton, and being designated on a plat hereinafter referred to as Lot No. 5, and being bounded now or formerly as follows: On the north by Lot No. 6 (Champion Paper and Fiber Company); on the east by Lots Nos. 2 and 3 (C. W. Faust), and lands now or formerly of A. P. Stevens; on the south by Lot No. 4 (Cherokee Timber Corporation); and on the west by lands now or formerly of Mrs. George Bryant. Said Lot No. 5 described herein is the same tract conveyed by Mrs. Irene P. Faust to James A. Faust by deed dated June 16, 1966, and recorded in Deed Book 4-C, page 551, Oglethorpe County records. The plat above referred to was made by W. A. Broach, Surveyor, dated August, 1946, entitled "Subdivision of the lands of the Home Place

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of Mrs. Henrietta Faust", and is recorded in Plat Book 2, page 234, records of Oglethorpe County, Georgia, and the description therein contained is herein incorporated by reference.

Also conveyed are all rights Grantors may have in and to the timber rights on the above described property.

Reference: Deed Book 15E, page 153, Oglethorpe County Public Records.

THE PURPOSE OF THIS DEED is to establish the status of joint tenants with right of survivorship as defined and created by O.C.G.A. § 44-6-190.

TO HAVE AND TO HOLD, The said bargained premises, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging in or in anywise appertaining, to the only proper use, benefit and behoof of the said parties of the second part, 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.

And the said parties of the first part, for their heirs, executors and administrators, will warrant and forever defend the right and title to the above described property unto the said parties of the second part their heirs and assigns, against the claims of all persons claiming by and through the undersigned.

IN WITNESS WHEREOF the said parties of the first part has hereunto set their hands and affixed their seals the day and year first above written.

Signed, sealed and delivered in presence of:

Witness

Notary Public
My Comm. Expires: April 29, 2017
Affix notary seal here:
Date signed by notary: 9/8/14

S MARIE CLARK NOTARY My Comm. Expires April 29, 2017 PUBLIC OGLETHORPE COUNTY, GA

Margaret F. Burt (SEAL)
Margaret F. Burt

David A. Burt (SEAL)
David A. Burt

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