

<b>Prepared By and After Recording Return to:</b>	<b>Send Tax Statements to Grantee (Name and Address):</b>
_____	_____
_____	_____
_____	_____

**WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS THAT:**

FOR VALUABLE CONSIDERATION OF TEN DOLLARS (\$10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, \_\_\_\_\_, \_\_\_\_\_, and \_\_\_\_\_ Individuals, hereinafter referred to as "Grantor", whether one or more, do hereby grant, bargain, sell, alien, convey, confirm, and warrant unto \_\_\_\_\_ and \_\_\_\_\_, Husband and Wife, as Joint Tenants with the Right of Survivorship, hereinafter "Grantees", the following lands and property, together with all improvements located thereon, lying in the County of \_\_\_\_\_, State of Georgia, to-wit:

Describe Property of State "SEE DESCRIPTION ATTACHED"

Prior instrument reference: Book \_\_\_\_\_, Page \_\_\_\_\_, Document No. \_\_\_\_\_, of the Recorder of \_\_\_\_\_ County, Georgia.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

TO HAVE AND TO HOLD same unto Grantees, and unto Grantees' heirs and assigns forever, with all appurtenances thereunto belonging.

To the said Grantees as joint tenants, with right of survivorship, their heirs, personal representatives, executors and assigns forever: it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one Grantee herein survives the other(s), the entire interest in fee simple shall pass to the surviving Grantee(s), and if one does not survive the other(s), then the heirs and assigns of the Grantees herein shall take as tenants in common.

The property herein conveyed  is not a part of the homestead of Grantor, or  is part of the homestead of Grantor and if Grantor is married, the conveyance is joined by both Husband and Wife.

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEES that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; and the said Grantor will warrant and defend the right and title to the above described property unto the said Grantees against the claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year first above written.

Signed, Sealed and Delivered in the presence of

\_\_\_\_\_  
Grantor

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Type or Print Name

\_\_\_\_\_  
Notary Public

Signed, Sealed and Delivered in the presence of

\_\_\_\_\_  
Grantor

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Type or Print Name

\_\_\_\_\_  
Notary Public

Signed, Sealed and Delivered in the presence of

\_\_\_\_\_  
Grantor

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Type or Print Name

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Notary Public

<b>Grantor(s) Name, Address and phone:</b>	<b>Grantee(s) Name, Address and Phone:</b>