

JOINT TENANCY WITH SURVIVORSHIP
WARRANTY DEED

STATE OF GEORGIA
COUNTY OF ATHENS-CLARKE

This Indenture made this 11th day of April, in the year One Thousand Nine Hundred Ninety-Five, between Helen K. Blair, of the County of Athens-Clarke, State of Georgia, as party or parties of the first part, hereinafter called Grantor, and Charles B. Blair, III and Dana A. Blair, as joint tenants with right of 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).

W I T N E S S E T H 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 with right of survivorship 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 together with all improvements thereon, containing 148.86 acres, more or less, situate, lying and being on the southwesterly side of Georgia Highway 24 (U.S. Highway 441) in Land Lot 127 of the 4th District of Morgan County, Georgia, shown on a certain plat of survey entitled "Survey for Mrs. Helen Blair", prepared by Serald G. Sharp, Registered Land Surveyors, dated August 31, 1983, recorded in Plat Book 10, page 635, in the Office of the Clerk of the Superior Court of Morgan County, Georgia, having such shape, metes, courses and distances as will more fully appear on said plat of survey, which plat of survey and the record thereof are hereby incorporated into this description and made a part hereof by reference thereto, and generally bounded, according to said plat of survey, as follows: on the northeast by the right-of-way of said Highway; on the southeast and southwest by lands now or formerly of J.M. Wilson, Jr.; and on the northwest by lands now or formerly of Hillsman.

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 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 **FREE 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 hereunto set grantor's hand and seal this day and year first above written.

Signed, sealed and delivered in the presence of:

Rachelle C. Mages
Witness

Helen K. Blair (Seal)
Helen K. Blair

Kathy Whitaker
Notary Public, Clarke County, Georgia
My commission expires: My Commission Expires January 20, 1997

(Seal)

(Seal)

STATE OF GEORGIA,

County.

OCONEE

THIS INDENTURE made and entered into this 12th day of September in the year of our Lord One Thousand Nine Hundred and Eighty-three Mrs. Belle A. Stewart also known as Mrs. P. K. Stewart between

of the County of Morgan Helen K. Blair, State of Georgia, as Party of the First Part, and

of the County of Clarke of the Second Part, State of Georgia, as Party of the Second Part,

WITNESSETH, that the said Party of the First Part, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration Dollars- in hand paid, at and before the sealing and delivery of these presents, the receipt 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 Party of the Second Part, her heirs and assigns, the following described property, to-wit:

All that tract or parcel of land together with all improvements thereon, containing 148.86 acres, more or less, situate, lying and being on the southwesterly side of Georgia Highway 24 (U.S. Highway 441) in Land Lot 127 of the 4th District of Morgan County, Georgia, shown on a certain plat of survey entitled "Survey for Mrs. Helen Blair", prepared by Serald G. Sharp, Registered Land Surveyor, dated August 31, 1983, recorded in Plat Book 10, page 635 in the office of the Clerk of the Superior Court of Morgan County, Georgia, having such shape, metes, courses and distances as will more fully appear on said plat of survey, which said plat of survey and the record thereof are hereby incorporated into this description and made a part hereof by reference thereto, and generally bounded, according to said plat of survey, as follows: on the northeast by the right-of-way of said Highway; on the southeast and southwest by lands now or formerly of J. M. Wilson, Jr.; and on the northwest by lands now or formerly of Hilsman.

Morgan County, Georgia
Real Estate Transfer Tax
Paid \$ 226.40
Date Sept 13, 1983
Linda B Pittman
Deputy Clerk of Superior Court

TO HAVE AND TO HOLD the said described property, with all and singular, the rights, members and appurtenances thereto appertaining, to the only proper use, benefit and behoof of the said Party of the Second Part, her heirs, executors, administrators and assigns, in Fee Simple,

And the said Party of the First Part warrant and will forever defend the right and title to the above described property unto the said Party of the Second Part, her heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said Party of the First Part has hereunto set her hand, affixed seal, and delivered these presents the day and year first above written.

Signed, sealed and delivered in the presence of

Ralph Morgan
Notary Public, My Comm. Exp. 11/11/85
GEORGIA, STATE AT LARGE

Belle A Stewart (Seal)

Mrs. Belle A. Stewart

(Seal)

