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Real Estate Transfer Tax \$0.00
Cathelene Robinson
Clerk of Superior Court
Fulton County, Georgia

Prepared by, record and return to:
DUBUC AND ASSOCIATES, LLC
3225 SHALLOWFORD ROAD, N.E.
SUITE 1200
MARIETTA, GEORGIA 30062

File Number: DAA11-003603

JOINT TENANCY WARRANTY DEED WITH RIGHT OF SURVIVORSHIP

STATE OF GEORGIA
COUNTY OF COBB

THIS INDENTURE, made this 6th day of June, 2011, between David Taylor of the County of Fulton, and the State of Georgia as party or parties of the first part, hereinafter called Grantor, and David J. Taylor and Kirsten G. Taylor, as joint tenants with rights of survivorship and not as tenants in common, as party or parties of the second part, hereinafter called Grantees (the words "Grantor" and "Grantee" 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 DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATIONS** in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, alienated, conveyed and confirmed and by these presents does grant, bargain, sell, alienate, convey and confirm unto the said Grantee, the following described property, to-wit:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 1181 OF THE 2ND DISTRICT, 2ND SECTION, FULTON COUNTY, STATE OF GEORGIA AND BEING LOT 12, BLOCK C, MANNING'S RIDGE, UNIT ONE, ALL AS SHOWN ON THAT CERTAIN PLAT OF SURVEY RECORDED IN PLAT BOOK 139, PAGE 90 AT THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF FULTON COUNTY, GEORGIA, SAID PLAT BEING INCORPORATED HEREIN FOR A MORE COMPLETE DESCRIPTION.

THIS CONVEYANCE is made subject to all zoning ordinances, easements and restrictions of record affecting said 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 44-6-190, 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 Grantees against the claims of all persons whomsoever.

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

Signed, sealed and delivered
in the presence of:

Unofficial Witness

Notary Public

(Notary Seal)


David Taylor

