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DATE: 9/4/2024  
TIME: 12:20 PM  
DEED BOOK: 01409  
PAGE: 00742 - 00743  
RECORDING FEES: \$25.00  
TRANSFER TAX: \$675.00  
PARTICIPANT ID: 3270213572,7067927936  
CLERK: Jennifer Jordan  
Pickens County, GA  
PT61: 1122024001806

Return Recorded Document to:  
Hartmanlaw, LLC  
744 Noah Drive  
Suite 110  
Jasper, GA 30143  
FILE #: J-24-920  
Parcel Number: 024C-065

**LIMITED  
WARRANTY DEED  
WITH RIGHTS OF SURVIVORSHIP**

STATE OF GEORGIA  
COUNTY OF PICKENS

THIS INDENTURE made this **3rd day of September, 2024**, between **Ray Allan Snyder**, of the County of Pickens, and State of Georgia, as party or parties of the first part, hereinunder called Grantor, and **Cathy L. Lemons and Pamela S. Bush**, as *joint tenants with rights of survivorship and not as tenants in common*, as party or parties of the second part, hereinafter called Grantee (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 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 Land Lot 248, 5th District, 2nd Section, Pickens County, Georgia and being known as Lot 932, (formerly Lots 932 & 933) Sharp Top Mountain Section, of Bent Tree Subdivision, as shown on plat recorded in Plat Book TT, Page 195, Pickens County, Georgia records, which plat by reference is incorporated herein for a complete description of the property.**

This Deed is given subject to all covenants, conditions, easements and restrictions of record.

**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.

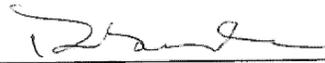
**THIS CONVEYANCE** is made pursuant to Official Code of Georgia Section 44-6-19, and it is the intention of the parties hereto to hereby create in Grantees a joint tenancy estate with right of survivorship and not as tenants in common.

**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 by, through and under the above named grantor.

**IN WITNESS WHEREOF**, Grantor has hereunto set grantor's hand and seal this day and year first above written.

Signed, sealed and delivered in presence of:

  
\_\_\_\_\_  
Witness

  
\_\_\_\_\_  
Ray Allan Snyder (SEAL)

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

