

Book 2013
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FORSYTH COUNTY, GA - DOCUMENT STAMP
Recorded 08/16/2001 11:50:05 am
No. 9999-00035166 1 of 1 Pg5
Fee Amt: 10.00
Transfer Tax: 188.00
Douglas Sorrells, SUPERIOR COURT CLERK

Prepared by, record and return to:
Weissman, Nowack, Curry & Wilco, P.C.
871 Buford Road
Suite 100
Cumming, Georgia 30041
File Number: 01CM-0030

WARRANTY DEED

STATE OF GEORGIA
COUNTY OF FORSYTH

THIS INDENTURE, made this July 27, 2001, between **Jeffrey W. Lynn and Cynthia C. Lynn** of the County of Forsyth, and the State of Georgia as party or parties of the first part, hereinafter called Grantor, and **James T. Zalewski and Christina Zalewski**, as joint tenants with 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, liened, conveyed and confirmed and by these presents does grant, bargain, sell, alien, 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 259, 2nd District, 1st Section, Forsyth County, Georgia, being Lot 165, Wynfield Subdivision, Unit 1, as per plat recorded in Plat Book 36, page 107, Forsyth County, Georgia records, which plat is incorporated herein and made a part hereof by reference.

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:

Pat Baker
Unofficial Witness
JAMES J. SPARKS
FULTON COUNTY
Notary Public EXPIRES
GEORGIA
JAN. 30, 2005
FULTON COUNTY

Jeffrey W. Lynn
Jeffrey W. Lynn
Cynthia C. Lynn
Cynthia C. Lynn