

Initial  
MH

Initial  
J.P.H.

Deed Book 50663 Pg 621  
Filed and Recorded Dec-05-2011 08:30am  
2011-0325908  
Real Estate Transfer Tax \$539.00  
Cathelene Robinson  
Clerk of Superior Court  
Fulton County, Georgia

Record and Return to:  
Weissman, Nowack, Curry & Wilco, P.C./Post Closing  
3500 Lenox Road, 4th Floor  
Atlanta, GA 30326  
File Number: EC102-11-0355-R

## WARRANTY DEED

STATE OF GEORGIA  
COUNTY OF COBB

THIS INDENTURE, made this NOVEMBER 28, 2011, between SARAH C. PARK-TOBIN of the County of FULTON, and the State of GEORGIA as party or parties of the first part, hereinafter called Grantor, and MICHAEL HOWELL AND JEAN HOWELL 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).

\*AKA MICHAEL W. HOWELL \*\*AKA JEAN LORRAINE HOWELL

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, alien, convey and confirm unto the said Grantee, the following described property, to-wit:

**See attached Exhibit "A" attached hereto and made a part hereof by reference hereto**

THIS CONVEYANCE is made subject to all zoning ordinances, easements and restrictions of record affecting said described property.

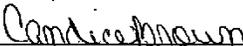
TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantees, as joint tenants and not as tenants in common, for and 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.

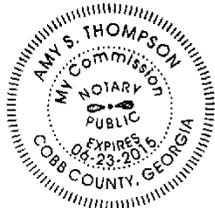
IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the date and year above written.

Signed, sealed and delivered  
in the presence of:

  
Unofficial Witness

 (SEAL)  
Sarah C. Park-Tobin

  
Notary Public



Initial  
MH

Initial  
JRH

**Exhibit "A"**

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All that tract or parcel of land lying and being in Land Lots 238 and 239 of the 1st District, 2nd Section of Fulton County, Georgia, being Lot 5, of Pine Grove Subdivision, as per Plat thereof recorded in Plat Book 204, page 74, Fulton County, Georgia, records, which Plat is incorporated herein and made a part hereof by reference for a more detailed description; being known as 6040 Tangletree Drive, according to the present system of numbering property in the City of Roswell, Fulton County, Georgia. Being the same property conveyed by deeds recorded in Deed Book 36212, page 361 and Deed Book 30960, page 472, Fulton County, Georgia records.

SP