

Deed Book 55182 Pg 193
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2015-0225220
Real Estate Transfer Tax \$723.50
Cathelene Robinson
Clerk of Superior Court
Fulton County, Georgia

Record and Return to:
Weissman, Nowack, Curry & Wilco, P.C.
One Alliance Center, 3500 Lenox Road, 4th Floor
Atlanta, GA 30326

File No.: PE103-15-0444-R

Initial
JLV

Initial
WFW

LIMITED WARRANTY DEED

STATE OF GEORGIA
COUNTY OF FULTON

THIS INDENTURE, made this 16th day of July, 2015 by and between Earl L. Smith and Ida R. Smith, of the County of Fulton, and the State of Georgia as party or parties of the first part, hereinafter called Grantor, and Wallace F. Walter and Jennifer A. Vanier-Walter, 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).
*aka Wallace Walter and Jennifer Vanier-Walter

WITNESSETH that: Grantor, for and in consideration of the sum of TEN DOLLARS AND NO/100 (\$10.00) AND OTHER 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, aliened, 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 Grantee, 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.

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 claiming by, through, or under Grantor herein.

THIS CONVEYANCE is made pursuant to Official Code of Georgia Section 44-6-190, and is the intention of the parties hereto to hereby create in Grantee a joint tenancy estate with right of survivorship and not as tenants in common.

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
[Signature]
Unofficial Witness

[Signature] (Seal)
Earl L. Smith

Notary Public

My Commission Expires 6-16-18
[Signature]
Notary Public, Georgia
Cherokee County
My Commission Expires June 16, 2018

Unofficial Witness

[Signature] (Seal)
Ida R. Smith

Notary Public
My Commission Expires: 6-16-18

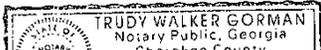


EXHIBIT "A"

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All that tract or parcel of land lying and being in Land Lot 1155 of the 2nd District, 2nd Section of Fulton County, Georgia, being Lot 77, of Lakeside at Ansley (fka The Lake at Ansley), Phase 2, as per Plat thereof recorded in Plat Book 226, pages 126-128, Fulton County, Georgia, records, which Plat is incorporated herein and made a part hereof by reference for a more detailed description; and being known as 345 Inman Place, according to the present system of numbeing property in the City of Roswell, Fulton County, Georgia.