

19915
0194

BK 19915 PG 0194

GWINNETT CO. GEORGIA
REAL ESTATE TRANSFER TAX

\$ 229.00
TOM LAWLER CLERK OF
SUPERIOR COURT

FILED & RECORDED
CLERK SUPERIOR COURT
GWINNETT COUNTY, GA.
2000 JAN 19 PM 2:00
TOM LAWLER, CLERK

Initial

DAH

Initial

PAH

Return Recorded Document to:
C. ROBIN WYATT, P.C.
P.O. BOX 851
SNELLVILLE, GA 30078

**JOINT TENANCY WITH SURVIVORSHIP
WARRANTY DEED**

STATE OF GEORGIA,

COUNTY OF GWINNETT

File #: 00-003

This Indenture made this 12th day of January, 2000 between MICHAEL J. ODOM and EVA L. ODOM, of the County of GWINNETT, State of Georgia, as party or parties of the first part, hereinafter called Grantor, and PERRY A. HOPKINS and DEBORAH A. HOPKINS, as joint tenants with survivorship and not as tenants in common as parties of the second part, hereinafter called Grantees (the words "Grantor" and "Grantees" 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 299 OF THE 6TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 7, BLOCK E, UNIT THREE, RIVER PLACE SUBDIVISION, ACCORDING TO PLAT OF SURVEY RECORDED IN PLAT BOOK 23, PAGE 184, GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT AND THE RECORD THEREOF ARE INCORPORATED HEREIN BY REFERENCE THERETO.

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

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 44-5-19, 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 whomsoever.

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

Signed, sealed and delivered in the presence of:

Witness
Cristy A. Pruitt

Notary Public
My commission expires:



Michael J. Odom
MICHAEL J. ODOM (Seal)
Eva L. Odom
EVA L. ODOM (Seal)

* FOR AUTHORITY TO EXECUTE SEE EXHIBIT
"A" ATTACHED HERETO.

007621

12