

Deed Book 46536 Pg 80
Filed and Recorded Mar-31-2008 12:57pm
2008-0074171
Real Estate Transfer Tax \$1,220.80
Cathelene Robinson
Clerk of Superior Court
Fulton County, Georgia

DS Initial


Return Recorded Document to:
Dickenson Gilroy LLC
3780 Mansell Rd., Ste. 140
Alpharetta, GA 30022
AL0800044/Morrison

**JOINT TENANCY WITH RIGHT OF SURVIVORSHIP
WARRANTY DEED**

**STATE OF GEORGIA,
COUNTY OF Fulton**

This Indenture made this 5th day of March, 2008, between

Crawley Enterprises, Inc.

of the County of **Fulton**, State of Georgia, as party of the first part, hereinafter called Grantor, and **Guy F. Morrison and Lara Morrison**, as joint tenants with right of 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).

W I T N E S S E T H that: Grantor, for and in consideration of the sum of **TEN AND 00/100 DOLLARS (\$10.00)** 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 Lots 1003 and 1004 of the 2nd District, 2nd Section, Fulton County, Georgia, being Lot 53, Litchfield Hundred Subdivision, Unit Six, Phase Two, as per plat recorded at Plat Book 287, Pages 28-30, Fulton 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 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 behoove 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.

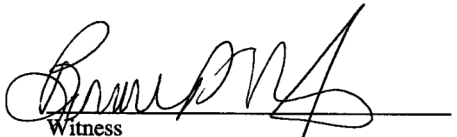
THIS CONVEYANCE is made pursuant to Official Code of Georgia Section 44-6-190, and it is the intention of the parties hereto to hereby create in Grantees a joint tenancy estate with right of survivorship and not as tenants in common.

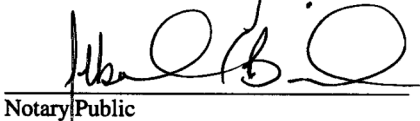
AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons whomsoever.

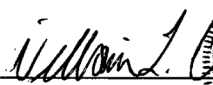
IN WITNESS WHEREOF, the Grantor has hereunto set grantor's hand and seal this day and year first above written.

Signed, sealed and delivered in the presence of:

Crawley Enterprises, Inc.


Witness


Notary Public

By: 
William L. Crawley, II

