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Recorded October 8, 2013

BOOK 504 PAGE 205

Georgia State Real Estate Transfer Tax

Paid \$ -0-

Date October 8, 2013

Thomas L. Ballou
Clerk of Superior Court
Deputy

GEORGIA-Peach County

Clerk's Office Superior Court

Filed this 8th day of October, 2013

At 9:00 o'clock A. M. Recorded in Deed

Book 504 Page No. 205-206 This 8th

day of October, 2013

Thomas L. Ballou
Deputy

**JOINT TENANCY WITH SURVIVORSHIP
WARRANTY DEED**

STATE OF GEORGIA
COUNTY OF Houston

This Indenture made this 2nd day of October, 2013 between Herbert C. Bixler and Dolores C. Bixler, of the County of Houston, State of Georgia, as party or parties of the first part, hereinafter called Grantor, and Matthew B. Bixler and Clara R. Torrelles-Bixler, 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 Lots 63, 64 and 66 of the 9th Land District of Peach County, Georgia, being further designated as Tract "A", containing 3.14 acres, more or less, according to a plat of record in Plat Book 21, Page 207, Clerk's Office, Peach Superior Court. Said plat is incorporated herein by reference and made a part hereof for a more complete and accurate description.

Also conveyed hereby is all that tract or parcel of land situate, lying and being in Land Lots 63, 64 and 66 of the 9th Land District, Peach County, Georgia, being known as Tract "B" containing 0.35 acres, more or less, according to plat recorded in Plat Book 21, Page 207, Clerk's Office, Peach Superior Court. Said plat is incorporated herein by reference and made a part hereof for a more complete and accurate description.

Also, all that tract or parcel of land lying and being in Land Lot 64 of the 9th Land District of Peach County, Georgia, being known as Tract "C" containing 1.65 acres, as shown on a plat of survey prepared by Olin J. McLeod, Registered Land Surveyor No. 2259, dated November 18, 2003 and recorded in Plat Book 24, Page 31, Clerk's Office, Peach Superior Court. Said plat is incorporated herein by reference and made a part hereof for a more complete and accurate description.

Also conveyed is an easement for ingress and egress as is more particularly described in Deed Book 293, Page 235, Clerk's Office, Peach Superior Court.

Also conveyed is all that tract or parcel of land lying and being in Land Lots 63 and 64 of the 9th Land District of Peach County, Georgia, being that certain 11.5 acres, more or less, as shown on that certain plat of survey for Herb Bixler of record in Plat Book 27, Page 158, Clerk's Office, Peach Superior Court. Said plat is incorporated herein by reference and made a part hereof for a more complete and accurate description.

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:

Jerem M. Hathaway
Witness

[Signature]
Notary Public

Herbert C. Bixler (Seal)
Herbert C. Bixler

Dolores C. Bixler (Seal)
Dolores C. Bixler

