

1062
Gilmer County, Georgia
Real Estate Transfer Tax
Amount Paid \$ 178.40
Date 12-21-04
Blenda Sue Johnson
Clerk of Superior Court

GEORGIA, Gilmer County
Clerk of Superior Court
Filed for Record 12-21-04
At 4:00P M. Recorded 12/30/04
Book 1109 Page 245
Blenda Sue Johnson
Clerk of Superior Court

Miller & Associates
Attorneys at Law, P.C.
Four River Street
Ellijay, Georgia 30540
(706) 276-3707

STATE OF GEORGIA

COUNTY OF GILMER

WARRANTY DEED

**Joint Tenants With Rights of
Survivorship**

THIS INDENTURE, made and entered into this 21st day of December, 2004, between **KEITH SUMNER** (herein referred to as "Grantor"), and **JESSE EDWIN BOYD AND MARY JACQUELINE BOYD**, as joint tenants with rights of survivorship (herein referred to as "Grantee").

WITNESSETH THAT, the said Grantor, for and in consideration of the sum of Ten and no/100 (\$10.00) Dollars, and other good and valuable consideration, in hand paid at or before the delivery of this deed, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed and by these presents does hereby grant, bargain, sell and convey to the said Grantees, for and during their joint lives, and, upon the death of either of them, in fee simple, together with every contingent remainder and right of reversion, and the heirs, successors and assigns, of the said survivor, the following described property, to-wit:

ALL THAT TRACT OR PARCEL OF LAND LYING IN THE 11TH DISTRICT AND 2ND SECTION OF GILMER COUNTY, GEORGIA, AND A PART OF LAND LOTS 149, 150, 175, 176, 185 AND 186, DESIGNATED AS LOT 713 OF BEAVER FOREST, UNIT XVII, AS SHOWN ON PLAT OF SURVEY PREPARED BY BURNS L. JEFFRIES, GRLS NO. 2036, DATED NOVEMBER 27, 1982 AND RECORDED IN PLAT BOOK 10, PAGE 213, GILMER COUNTY, GEORGIA RECORDS, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

THIS CONVEYANCE IS SUBJECT TO THE COVENANTS AND RESTRICTIONS AS SET FORTH IN A DOCUMENT DATED JUNE 1, 1981 AND RECORDED IN DEED BOOK 103, PAGE 676, GILMER COUNTY, GEORGIA RECORDS, AS FURTHER SUPPLEMENTED AND/OR AMENDED.

TO HAVE AND TO HOLD the said bargained premises, together with all and singular the rights, privileges, easements, members, appurtenances belonging or thereunto appertaining, to the only proper use and benefit of the Grantees, for and during their joint lives, and upon the death of either of them, then to the survivor of them forever in FEE SIMPLE, together with every contingent remainder and right of reversion, and to the heirs, successors and assigns of said survivor.

AND THE SAID GRANTOR for Grantor and its heirs, successors and assigns does hereby warrant that Grantor has good and marketable fee simple title to said property free of encumbrances and restrictions except as herein stated, and Grantor does and will warrant and defend the title to said premises against the claims of all persons whomsoever.

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

Signed, sealed and delivered this 21st day
of December, 2004, in the presence of:

Margaret Hollaway
Witness
April N. Finella
Notary Public

