

187
Gilmer County, Georgia
Real Estate Transfer Tax
Amount Paid \$ 5.00
Date 1-14-05

2004-05-05
Book 1115 Page 162
1-14-05
1-28-2005
Book 1115 Page 162
Clerk of Superior Court

Miller & Associates
Attorneys at Law, P.C.
489 Highland Crossing, Ste. 202
East Ellijay, GA 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 12th day of JANUARY, 2004, between **THE FIRST STATE BANK** (herein referred to as "Grantor"), and **JESSE EDWIN BOYD AND MARY JACQUELINE BOYD**, as joint tenants with rights of survivorship (herein referred to as "Grantees").

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 AND BEING IN LAND LOTS 149, 150, 175, 176, 185, AND 186, 11TH DISTRICT, 2ND SECTION OF GILMER COUNTY, GEORGIA AND BEING DESCRIBED AS LOT 714 OF BEAVER FOREST, UNIT XVII, AS SHOWN ON SURVEY PREPARED BY BURNS L. JEFFRIES, GRLS #2836, DATED NOVEMBER 27, 1982 AND RECORDED IN PLAT BOOK 10, PAGE 213, GILMER COUNTY, GEORGIA RECORDS. SAID PLAT IS INCORPORATED HEREIN BY REFERENCE FOR A MORE COMPLETE AND ACCURATE METES AND BOUNDS DESCRIPTION.

THIS CONVEYANCE IS SUBJECT TO THAT CERTAIN DECLARATION OF COVENANTS AND RESTRICTIONS FOR BEAVER FOREST IN DEED BOOK 103, PAGE 676, GILMER COUNTY, GEORGIA RECORDS, AS FURTHER SUPPLEMENTED AND/OR AMENDED FROM TIME TO TIME.

TO HAVE AND TO HOLD the said bargained premises, together with all and singular the rights, privileges, easements, members, appurtenances belonging or thereto 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 12th day
of JANUARY, 2004, in the presence of:

Amie J. Graham
Witness
Henry C. Graham
Notary Public
Notary Public, Henry County, Georgia
My Commission Expires June 30, 2007

THE FIRST STATE BANK

BY:

William C. Strom
WILL STROM, VICE PRESIDENT

(SEAL)