

1225 PINE RD

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2006-315

JOINT TENANCY WITH SURVIVORSHIP  
WARRANTY DEED

STATE OF GEORGIA

COUNTY OF GILMER

File #: 05CL134

This Indenture made this 17th day of January, 2006 between J. C. Key and Yvonne M. Key, of the County of Forsyth, State of Georgia, as of the first part, hereinafter called Grantors, and Robert A. Garrett and Christine Garrett, as joint tenants with survivorship and not as tenants in common as parties of the second part, hereinafter called Grantees (the words "Grantors" and "Grantees" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantors, 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, have granted, bargained, sold, aliened, conveyed and confirmed, and by these presents do 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 230 of the 6th District, 2nd Section of Gilmer County, Georgia, being Lot 6, consisting of 9.14 acres, as shown on final plat for Anderson Creek Retreat, Phase One. Said plat, dated May 15, 2002, by Mark E. Chaastain, GRLS No. 2718, as recorded in Plat Book 38, pages 235-238, Gilmer County, Georgia Records, and is incorporated herein by reference for a more complete and accurate legal description.

Conveyance of the above described tract is made subject to the Declaration of Covenants and Restrictions for Anderson Creek Retreat, dated June 2002, recorded in Deed Book 222, Page 355, Gilmer County, Georgia Records.

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 Grantors 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 Grantors have hereunto set grantor's hand and seal this day and year first above written.

Signed, sealed and delivered in the presence of:

Swann M. Clark  
Witness

[Signature]  
Notary Public



[Signature] (Seal)  
J. C. Key

[Signature] (Seal)  
Yvonne M. Key