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File No.: 06-178

FILED & RECORDED  
DATE: 6/29/2006  
TIME: 2:00PM  
BOOK: H30  
PAGE: 430-431  
Holly E Henry-Perry, Clerk  
Rabun County, GA

## JOINT TENANCY WITH SURVIVORSHIP WARRANTY DEED

STATE OF GEORGIA,

COUNTY OF RABUN

File #: 06-178

**This Indenture** made this 20th day of June, 2006, between , of the County of Rabun, State of Georgia, Kimberly H. Willis, as party of the first part, hereinafter called Grantor, and Kimberly H. Willis and Gregory T. Willis and Joan B. Hawthorne, 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 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 Lot 44 of the Fifth Land District, Rabun County, Georgia, consisting of 10.0 acres, more or less, as more particularly described upon that certain plat of survey prepared by T. Lamar Edwards, Georgia Registered Land Surveyor No. 1837, dated March 9, 1998 and recorded in Plat Book 42, Page 135, Clerk's office, Rabun Superior Court. Reference is hereby had and made to said plat of survey for the purpose of incorporating same herein for a full and complete description of the property herein conveyed.

The above-described property is conveyed subject to the rights of others to use that road known as Worley Creek Road.

Further, the property herein conveyed is subject to that certain Easement to Georgia Power recorded in Deed Book S-3, Page 123, and that Right-of-Way Deed recorded in Deed Book N-4, Page 197, aforementioned records.

NOTE: The property herein conveyed is subject to that certain Security Deed from Kimberly H. Willis in favor of National City Mortgage dated June 20, 2006 and recorded in Deed Book H30, Page 414, Clerk's office, Rabun Superior Court.

**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.

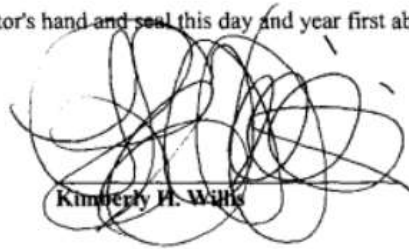
THIS CONVEYANCE is made pursuant to Official Code of Georgia Section 44-6-190, and it is the intention of the parties hereto to hereby create in Grantees a joint tenancy estate with right of survivorship and not as tenants in common.

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:

  
Witness

  
Kimberly H. Willis

  
Notary Public

