

REC: 141260
DATE: 10-22-18
CHECK: 9842
TT: 9843
PT: 115-18-1766

DOC# 004285
FILED IN OFFICE
10/22/2018 01:31 PM
BK:1637 PG:299-300
SHEILA WELLS
CLERK OF SUPERIOR COURT
POLK COUNTY
Sheila Wells
REAL ESTATE TRANSFER TAX
PAID: \$16.50

Deed Preparation Only; Title Not Examined

Return Recorded Document to:
Atkins Law, P.C.
129 East Elm Street
Rockmart, GA 30153
File #R18-375

STATE OF GEORGIA,
COUNTY OF POLK

**JOINT TENANCY WITH SURVIVORSHIP
WARRANTY DEED**

This Indenture made this 18th day of October, 2018 between **FRANKLIN STATHAM**, of the County of Polk, State of Georgia, as party or parties of the first part, hereinafter called Grantor, and **CHARLES TIMOTHY EARWOOD AND PERRY CHARLES EARWOOD**, 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 POLK COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED ON EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

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 **FEES 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:

Franklin Statham
Witness
Notary Public



Franklin Statham (Seal)
Franklin Statham

EXHIBIT "A"

All that tract or parcel of land, together with all improvements thereon, lying and being in land Lots 797 in the 18th District and 3rd Section of Polk County, Georgia, and being particularly described as follows: Beginning at an iron pin located at the intersection of the Northwesterly right-of-way line of Old Cartersville Road and the southerly right-of-way line of the Southern Railroad; run thence south 52 deg. 17 min. 08 sec. west along the Northwesterly right-of-way line of Old Cartersville Road a distance of 100 feet to an iron pin; run thence north 65 deg. 40 min. 50 sec. west a distance of 75 feet to an iron pin; run thence north 22 deg. 29 min 39 sec east a distance of 75 feet to an iron pin, located on the southerly right-of-way line of Southern Railroad; run thence north 71 deg. 48 min. 59 sec. east along said right of way line a distance of 125 feet to an iron pin which is the point of beginning. Said tract is more particularly shown on a plat of survey for Jimmy Carter dated November 15, 1988, prepared by Elbert H. Angel, Georgia Registered Land Surveyor, of file and record in the office of the Clerk of the Superior Court of said County on Page 1 of Plat Book O.

138 College Street//Tax Parcel No. R25-001A

TRACT I.: All that tract or parcel of land located in Land Lots 796 and 797 in the 18th District and 3rd Section of Polk county, Georgia, and being more particularly described as follows: BEGINNING at a point on the Northwest side of Old Cartersville Road 100 feet Southwest, as measured along the Northwest side of Old Cartersville Road, from the point where the Northwest side of Old Cartersville Road intersects the Southwest right of way line of Southern Railroad; From Said Point of Beginning, run South 52°17' 08" West along the Northwest side of Old Cartersville Road a distance of 66.05 feet to a point; thence run North 83° 08' 03" West a distance of 198.03 feet to a point; thence run North 79° 04' 00" East a distance of 63.33 feet to a point; thence run South 83° 06' 00" East a distance of 80.00 feet to a point; thence run North 83° 06' 00" West a distance of 139.14 feet along the center line of a ditch to a point; thence run North 3° 26' 21" East a distance of 207.42 feet to a point on the South right of way line of Southern Railroad; thence run along the South right of way line of Southern Railroad an Arc distance of 417.05 feet (radius 1750.00 feet) to a point; thence run South 71° 48' 59" East a distance of 72.18 feet to a point; thence run South 22° 29' 39" West a distance of 75.00 feet to a point; thence run South 65° 40' 50" East a distance of 75.00 feet to the Point of Beginning. the foregoing property is shown on a plat of survey prepared by Elbert H. Angel, dated November 11, 1988.

TRACT II.: All that tract or parcel of land located in Land Lots 796 and 797 in the 18th District and 3rd Section of Polk county, Georgia, and being more particularly described as follows: BEGINNING at the intersection of the Southeast side of Old Cartersville Road and the Southwest right of way line of Southern Railroad; thence run South 52° 17' 08" West a distance of 280.37 feet to a point; thence run South 87° 20' 46" East to a point; thence run North 71° 48' 59" West a distance of 242.60 feet to the Point of Beginning. The foregoing property is shown on a plat of survey prepared for Elbert H. Angel.

Tax Parcel No. R25-004A and R25-001

SURVEY FOR

JIMMY CARTER

BEING IN LAND LOT 797 - 18th DISTRICT
3rd SECTION - POLK COUNTY - GEORGIA

Scale 1" = 60'

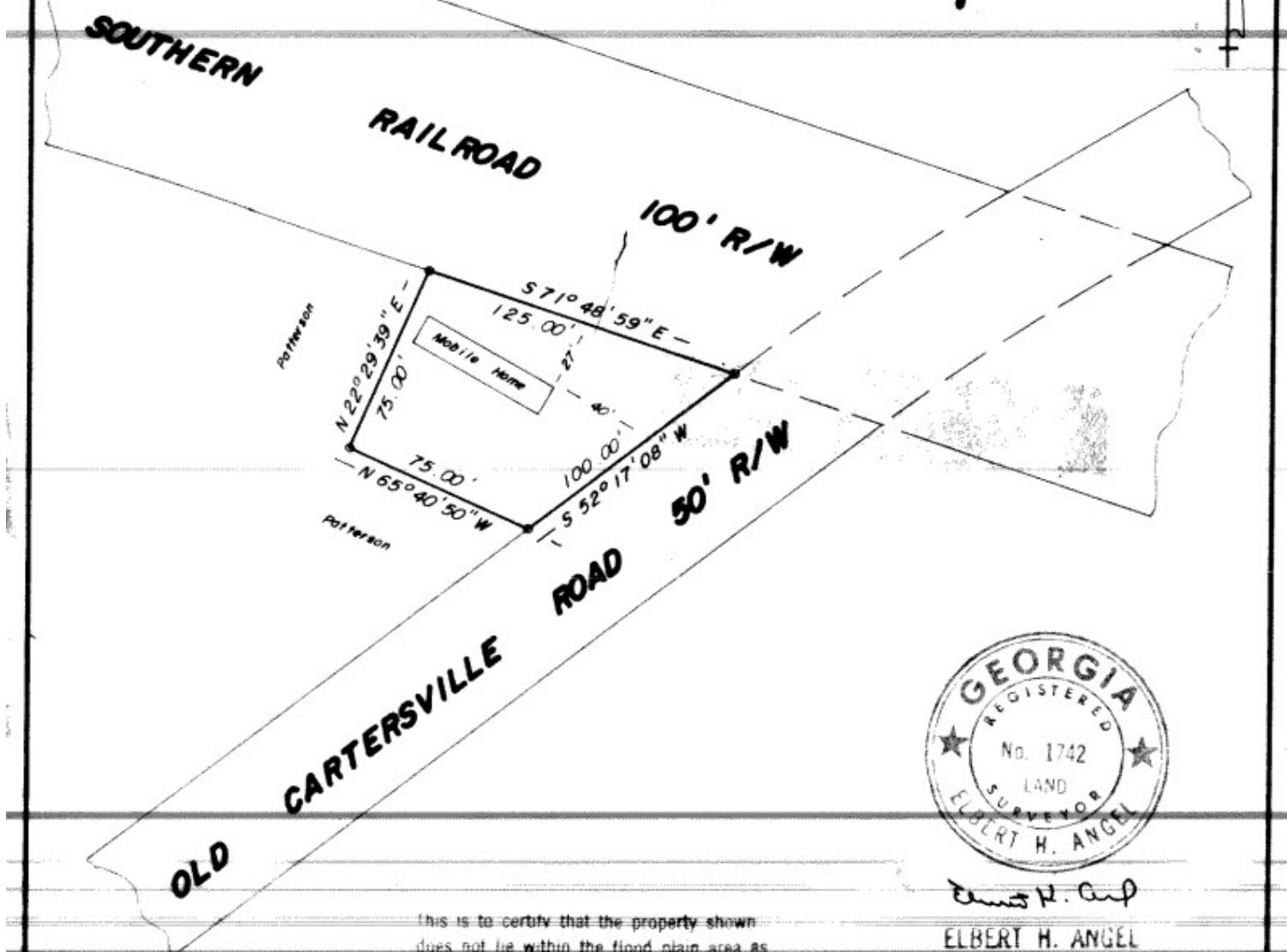
Nov. 15, 1988



MN

Georgia, Polk County
Filed in Office this 5 day of March
1990, at 3:45. Recorded in PLAT
Book 0 Page 1 This 5
day of March, 1990.

Sandra W. Ballouay, Clerk



This is to certify that the property shown
does not lie within the flood plain area as
mapped by F.I.A. for the Dept. of H.U.D.



Elbert H. Angel

GEORGIA REG. LAND SURVEYOR - 1742

POST OFFICE BOX 282

CEDARTOWN, GA. 30125