

Wayne County, Georgia
Real Estate Transfer Tax
Paid \$ 10.14
Date April 22, 2010
Stetson Bennett
Clerk of Superior Court

State of Georgia Wayne County	Clerk's Office Superior Court
File No. <u>114103</u>	
I certify that the within instrument of writing was filed for record at <u>1:28</u> o'clock P. M. this <u>22</u> day of <u>April</u> 20 <u>10</u> and duly recorded in book <u>517</u> of <u>Deeds</u> folio <u>265</u> the <u>22</u> day of <u>April</u> 20 <u>10</u> <u>Stetson Bennett</u> Clerk, Superior Court, Wayne Co. Ga. 151-2410-000397	

Return Recorded Document to:
James D. Benefield, III
1700 Frederica Road, Ste 207
St. Simons Island, Georgia 31522

FILED
WAYNE CO. CLERK'S OFFICE
2010 APR 22 PM 12:20
Stetson Bennett
CLERK SUPERIOR COURT

JOINT TENANCY WITH SURVIVORSHIP WARRANTY DEED

STATE OF GEORGIA,

COUNTY OF GLYNN

Parcel ID#: 90-3-10

File #: 09015

This Indenture made this 21st day of April, 2010 between Kimm Jones, of the County of Wayne, State of Georgia, as party or parties of the first part, hereinafter called Grantor, and Kimm Jones and Cynthia D. Jones, 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 certain tract or parcel of land situate, lying and being in Land Lot Numbers 81 and 82 in the Third Land District of Wayne County, Georgia, containing 12.40 acres, more or less, and being shown more particularly on that certain plat prepared by Merlin J. Tomberlin, G.R.L. No. 2477, dated May 13, 2002, and recorded in the Office of the Clerk of Superior Court, Wayne County, Georgia, in Plat Book 40, Page 156.

Also conveyed is all of Grantor's right to the 30 foot road easement shown on the said plat including but not limited to rights of ingress and egress.

Reference is hereby made to said map and plat and to the record thereof for all purposes of description.

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 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:

Amanda Jones
Witness
James D. Benefield III
Notary Public

Kimm Jones (Seal)

