

White County, Georgia
Real Estate Transfer Tax
Paid to _____
Date 3-9-2006
Dena M. Adams
Clerk of Superior Court

154-2006-000642

2006 MAR -9 AM 11:40

BOOK 1093 PAGE 114
DENA M. ADAMS, CLERK
WHITE COUNTY, GA

RETURN TO: 2006020055
ADAMS, ELLARD & FRANKUM, P.C.
P. O. BOX 82
CLARKESVILLE, GA 30523
706-754-2171

WARRANTY DEED WITH RIGHT OF SURVIVORSHIP

STATE OF GEORGIA

COUNTY OF HABERSHAM

THIS INDENTURE, made this 6th day of March in the Year of Our Lord Two Thousand and Six between SCOTT EMBRY HANCOCK of the State of Georgia and County of Jackson of the first part, and SCOTT EMBRY HANCOCK and JUDY ANNE THOMPSON HANCOCK of the State of Georgia and County of Jackson of the second part,

WITNESSETH, That the said party of the first part, for and in consideration of the sum of Ten Dollars (\$10.00) and Other Good and Valuable Considerations in hand paid at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, has granted, bargained, sold, and conveyed, and by these presents does grant, bargain, sell, and convey unto the said parties of the second part as tenants in common, for and during their joint lives, and upon the death of either or 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 74 of the 3rd Land District of White County, Georgia, containing 16.86 acres, more or less, as shown on a plat of survey prepared for Thomas N. Lumsden by Hubert Lovell, R. S., under date of July 18, 1991, a copy of said plat being of record in the office of the Clerk of Superior Court of White County, Georgia, in Plat Book 29, Page 225, to which said plat and the record thereof reference is hereby made for a more complete description.

TO HAVE AND HOLD said tract or parcel of land, with all and singular the rights, members, and appurtenances thereof, to the same belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said parties of the second part, 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.

AND THE SAID party of the first part, for his heirs, executors, and administrators, will warrant and forever defend the right and title of the above described property unto the said parties of the second part, as hereinabove provided, against the claims of all persons whomsoever.

IN WITNESS WHEREOF, the said party of the first part has hereunto set his hand(s) and affixed his seal(s) the day and year above written.

Signed, sealed and delivered in the presence of:

Witness Christina

Notary Public [Signature]

My commission expires: _____

(Seal Affixed)

[Signature] (SEAL)
SCOTT EMBRY HANCOCK

