

SURVIVORSHIP DEED

STATE OF GEORGIA
COUNTY OF PULASKI

Pulaski County, Georgia
Real Estate Transfer Tax
\$27.90
March 23, 1984
Robert Daniel
Deputy Superior Court

THIS INDENTURE, Made this 21st day of March, in the year of Our Lord One Thousand Nine Hundred and Eighty Four, between ANDREW DANIELS, JR. of Pulaski County, Georgia, of the first part, and SAMMY R. HOOD and LINDA H. HOOD of Pulaski County, Georgia, 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 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 joint tenants, 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 situate, lying and being in Lots of Land Nos. 384 and 393, in the 21st Land District of Pulaski County, Georgia, containing five (5) acres, more or less, and described as follows: Beginning at a point on the south side of State Highway No. 27 (also known as U. S. Highway No. 341) at a point 200 feet south 87 degrees east from the northeast corner of a tract of land held by Tri-County Broadcasting Company, and from this point of beginning then running south 87 degrees east 315 feet along the south side of said State Highway No. 27 to a fixed point; thence south 2 degrees east 700 feet on a line parallel with the east line of said Tri-County Broadcasting Company property, above mentioned, to a fixed point; thence north 87 degrees west 315 feet to a fixed point; thence north 2 degrees west on a line parallel with the east line of the property of Tri-County Broadcasting Company 700 feet to the point of beginning.

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Said property bounded on the north by said State Highway No. 27; on the west by lands of Hartford Water Works and lands now or formerly of Andrew Daniels, Sr.; on the south and east by lands formerly held by Fountain.

Part of the "other valuable considerations" expressed herein being the assumption of the indebtedness against said property in favor of First Federal Savings and Loan Association of McRae, now Fulton Federal Savings and Loan Association, as evidenced by a security deed dated February 10, 1975 and recorded in Deed Book 79, pages 117-118, Clerk's Office, Pulaski Superior Court, with a present principal balance of \$ 12,110.02, which Grantees assume and expressly agree to pay.

Grantees assume taxes for the year 1984.

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 behoof of the said parties of the second part as joint tenants, 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 himself, his heirs, executors and administrators, will warrant and forever defend the right and title to 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 and affixed his seal, the day and year first above written.

Andrew Daniels, Jr. (SEAL)
Andrew Daniels, Jr.

Signed, sealed and delivered in the presence of:

Beverly Crooms
[Signature]
Notary Public, State of Georgia
My Commission expires: 11-9-86

J JOHNSON HALL
ATTORNEY AT LAW
214 N. JACKSON ST.
HAWKINSVILLE, GA.

Filed and Recorded March 22, 1984 - Woodson Daniel, Clerk