

Deed Book 59295 Pg 465
Filed and Recorded Oct-03-2018 05:00pm
2018-0266056
Real Estate Transfer Tax \$13.50
CATHELENE ROBINSON
Clerk of Superior Court
Fulton County, Georgia

Return Recorded Document to:
SHAFRITZ & DEAN, LLC
5825 GLENRIDGE DRIVE,
BLDG 2, STE 102
ATLANTA, GA 30328
(404) 255-8183

DEED PREPARATION ONLY
NO TITLE EXAM

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AUG 01 2022
V-22-0011
PLANNING & ZONING

**JOINT TENANCY WITH RIGHTS OF SURVIVORSHIP
WARRANTY DEED**

STATE OF GEORGIA,

COUNTY OF FULTON

File #: DC SANDS CF #14 DP

This Indenture made this 5TH day of September, 2018 between D. C. SANDS, as party or parties of the first part, hereinafter called Grantor, and DAGMAR SANDS and TOM M. SANDS, as joint tenants with rights of 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 LAND LOT NO. 207 & 221, OF THE 1ST DISTRICT, 1ST SECTION, OF FULTON COUNTY, GEORGIA, BEING LOT #14, BLOCK D, UNIT I, CAMERON FOREST AT STATE BRIDGE, FORMERLY THE LANDINGS AT STATE BRIDGE, AS PER PLAT RECORDED IN PLAT BOOK 149, PAGE 20, FULTON COUNTY, GEORGIA RECORDS, WHICH PLAT IS HEREBY REFERRED TO AND MADE PART OF THIS DESCRIPTION, AS MORE PARTICULARLY SHOWN ON THAT CERTAIN PLAT OF SURVEY PREPARED BY THE CARTER GROUP, INC., DATED 5/1/95.

BEING A PORTION OF THAT SAME PROPERTY CONVEYED BY WARRANTY DEED DATED MAY 5, 1995, FROM BARRET HOME CORP. FKA RUTENBERG CORP. TO D. C. SANDS, AS RECORDED MAY 17, 1995, AT DEED BOOK 19577, PAGE 158, FULTON COUNTY, GEORGIA RECORDS.

REF: FULTON TAX PARCEL ID # 11-0591-0221-068-2 (parent parcel)

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.

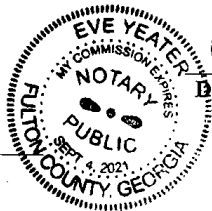
AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons whomsoever.

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:

Travis Worl
Witness

Eve Yeater
Notary Public



D. C. Sands (Seal)
D. C. SANDS