

124

850 Fawnfield Dr.
Monroe



Deed Doc: WD Rec #: 146682
Recorded 10/29/2007 12:25PM
Georgia Transfer Tax Paid : \$130.00

KATHY K. TROST
CLERK SUPERIOR COURT, WALTON COUNTY
Bk 02819 Pg 0146

* Please Return Document To:
RUSSELL, STELL, SMITH & MATTISON, P.C.
P.O. Box 644
Winder, GA 30680
File #: R07-3084 - Charles W. Maddox

JOINT TENANCY WITH SURVIVORSHIP WARRANTY DEED

STATE OF GEORGIA
COUNTY OF BARROW

THIS INDENTURE made this 24th day of October, 2007, between John Nelu Achim and Monica Marion Achim, of the State of Georgia, as party or parties of the first part, hereinafter called Grantor, and Charles W. Maddox and Marisol Y. Maddox, 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 Land Lot 98 of the 3rd District, Walton County, Georgia, being Lot 17, Block A, Meadow Walk Subdivision, Phase 1, as per Plat recorded in Plat Book recorded in Plat Book 92, page 55, Walton County records, which Plat is incorporated herein by reference.

Protective Covenants dated April 1, 2004 as amended (Mandatory Homeowner's Association) recorded in Deed Book 1918, page 98, aforesaid records.

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 behoof 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.

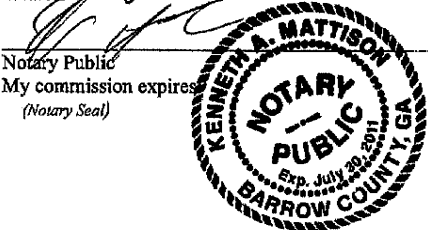
THIS CONVEYANCE is made pursuant to Official Code of Georgia Section §44-6-19, and it is the intention of the parties hereto to hereby create in Grantees a joint tenancy estate with right of survivorship and not as tenants in common.

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:

Burton M. Deesler
Witness



Notary Public
My commission expires
(Notary Seal)

SEAL AFFIXED

John Nelu Achim
John Nelu Achim (Seal)

Monica Achim
Monica Marion Achim by: John Nelu Achim (Seal)

Attorney in Fact, by virtue of a Power of Attorney filed and recorded at Deed Book 02762, Page 0001-0003, Walton County, Georgia Records.

John Nelu Achim