

CHEROKEE COUNTY, GA.
REAL ESTATE TRANSFER TAX
PAID \$105.00
DATE 9-7-04
Anne M. Reneau
CLERK OF SUPERIOR COURT

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CHEROKEE COUNTY, GA.
04 SEP -7 AM 9:19
BOOK PAGE
Anne M. Reneau

JOINT TENANCY WITH SURVIVORSHIP
WARRANTY DEED

STATE OF GEORGIA,

COUNTY OF CHEROKEE

File #: 04-8022W

This Indenture made this 27th day of August, 2004 between IRL P. MIDDLETON, of the County of FULTON, State of Georgia, as party or parties of the first part, hereinafter called Grantor, and CHAD C. PARODI and MONICA PARODI, 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 455 OF THE 3RD DISTRICT, 2ND SECTION, CHEROKEE COUNTY, GEORGIA, BEING LOT 6B, BROCKINGTON FARMS, LLC, PHASE 2, AS PER PLAT RECORDED IN PLAT BOOK 66, PAGE 96, CHEROKEE COUNTY, GEORGIA RECORDS, WHICH PLAT IS HEREBY INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE.

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:

Witness
Notary Public
Georgia
Notary Public, Cherokee County, Georgia
My Commission Expires June 28, 2005

IRL P. MIDDLETON (Seal)

(Seal)

(Seal)