

Record 1st

Deed Book 43806 Pg 301
Filed and Recorded Nov-03-2006 08:30am
2006-0367624
Real Estate Transfer Tax \$0.00
Juanita Hicks
Clerk of Superior Court
Fulton County, Georgia

Return to:
Morris|Hardwick|Schneider, LLC
2325 Lake View Pkwy Suite 275
Alpharetta, GA 30004
File #: APH-061001807R

WARRANTY DEED

DS Sk DS kk

State of Georgia
County of Fulton

THIS INDENTURE made this 20th day of October, 2006, between

Karen Kyle

as party or parties of the first part, hereinafter called Grantor, and

Stuart R. Kyle

as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" 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 DOLLARS (\$10.00) and other good and valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt 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 Grantee to the survivor of them, forever in FEE SIMPLE, the following described property:

All that tract or parcel of land lying and being in Land Lot 92 of the 1st District, 1st Section, Fulton County, Georgia, being Lot 41, Block B of Park Brooke Subdivision, Unit Three, as per plat thereof recorded in Plat Book 182, page 15, Fulton County, Georgia Records, which recorded plat is incorporated herein by reference and made a part of this description.

Subject to all easements and restrictions of record.

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

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, 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

x *Karen Kyle* _____ (Seal)
Karen Kyle

Notary Public

(Seal)

My Commission Expires:

