

Return Recorded Document to:  
Hartmanlaw, LLC  
744 Noah Drive  
Suite 110  
Jasper, GA 30143  
FILE #: J-20-969  
Tax Parcel ID #: 027A 284

eFiled & eRecorded  
DATE: 9/10/2020  
TIME: 12:22 PM  
DEED BOOK: 01234  
PAGE: 00721 - 00722  
RECORDING FEES: \$25.00  
TRANSFER TAX: \$195.00  
PARTICIPANT ID: 3270213572,7067927936  
CLERK: Jennifer Jordan  
Pickens County, GA

**LIMITED  
WARRANTY DEED  
WITH RIGHTS OF SURVIVORSHIP**

STATE OF GEORGIA  
COUNTY OF PICKENS

THIS INDENTURE made this **10th day of September, 2020**, between **NORANNA J. SISSOM**, of the County of Pickens, and State of Georgia, as party or parties of the first part, hereinunder called Grantor, and **DARRELL ROY AND MICHAEL PLOUGHMAN**, as *joint tenants with rights of survivorship and not as tenants in common*, 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'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 Lots 245 and 260 of the 5th District, 2nd Section of Pickens County, Georgia, being Lot 3107 of a portion of the Coffey Cove Section, Bent Tree, as per plat prepared by James Charles Boling, G.R.L.S. No. 2531, dated November 10, 1997, recorded in Plat Book DD, page 218, Pickens County, Georgia Records, which said plat is incorporated herein by this reference and made a part of this description.**

**The above described property was formerly identified as Lots 3107 and 3108, Coffey Cove Section, Bent Tree and was combined by Agreement to Consolidate Lots dated April 21, 1998, recorded in Deed Book 297, page 683, Pickens County, Georgia Records. Said property is now identified as Lot 3107.**

This Deed is given subject to all covenants, conditions, easements and restrictions of record

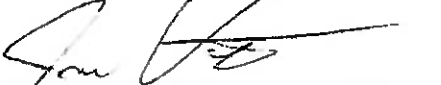
**TO HAVE AND TO HOLD** the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantees, as joint tenants and not as tenants in common, for 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.

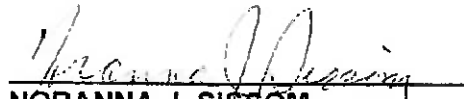
**THIS CONVEYANCE** is made pursuant to Official Code of Georgia Section 44-6-19, and it is the intention of the parties hereto to hereby create in Grantees a joint tenancy estate with right of survivorship and not as tenants in common.

**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 by, through and under the above named grantor.

**IN WITNESS WHEREOF**, Grantor has hereunto set grantor's hand and seal this day and year first above written.

Signed, sealed and delivered in presence of:

  
\_\_\_\_\_  
Witness

 (SEAL)  
\_\_\_\_\_  
NORANNA J. SISSOM

  
\_\_\_\_\_  
Notary Public

