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WARRANTY DEED

STATE OF GEORGIA
COUNTY OF [COUNTY]

THIS INDENTURE made this ____ day of _____, _____ between:

_____ *[name(s) of Grantors(s)]*, of the County of _____, State of Georgia, as party or parties of the first part, hereinafter called the "Grantors", and

_____ *[name(s) of Grantees(s)]*, of the County of _____, State of Georgia, as party or parties of the first part, hereinafter called the "Grantees", and

(the words "Grantors" and "Grantees" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that the Grantors, for and in consideration of the sum of _____ DOLLARS (\$_____) and other good and valuable consideration in hand paid at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, has granted, bargained, sold, aliened and conveyed, and by these presents does grant, bargain, sell, alien and convey unto the Grantees, as joint tenants with rights of survivorship, the below described tract or parcel of land more fully and completely described as follows:

[legal description of property]

TO HAVE AND HOLD the same to the Grantees, 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 Grantees forever in FEE SIMPLE.

AND THE GRANTORS will warrant and forever defend the right and title to the above described property unto the Grantees against the claims of all persons whomsoever.

TO HAVE AND TO HOLD to the said Grantees the above granted and bargained premises, as joint tenants, with right of survivorship, their heirs, personal representatives, executors and assigns forever; it being the intention of the parties hereto that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the Grantees) in the event one Grantees herein survives the other, the entire interest in fee simple shall pass to the surviving Grantees, and if one does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenants in common.

THIS IS A 2-PAGE FORM.