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File Number: 03MS-0303

Doc ID: 000113070001 Type: GLR
Recorded: 05/08/2003 at 03:59:04 PM
Fee Amt: \$417.50 Page 1 of 1
Transfer Tax: \$407.50
Forsyth, GA
Douglas Sorrells Clerk Superior Ct
BK **2776** PG **232**

WARRANTY DEED

STATE OF GEORGIA
COUNTY OF FULTON

THIS INDENTURE, made this **May 2, 2003**, between **Joseph A. McCann, Jr. and Claire Easter McCann** of the County of **Forsyth**, and the State of **Georgia** as party or parties of the first part, hereinafter called Grantor, and **David R. Wilinski and Susan E. Wilinski**, as joint tenants with survivorship and not as tenants in common as party or parties of the second part, hereinafter called Grantees (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 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, liened, conveyed and confirmed and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee, the following described property, to-wit:

All that tract or parcel of land lying and being in Land Lot 934 of the 2nd District, 1st Section, Forsyth County, Georgia, and being Lot 408, Grand Cascades, Unit X, as per plat recorded in Plat Book 50, Page 208-210 in the Office of the Clerk of Superior Court of Forsyth County, Georgia, which plat is incorporated herein by this reference and made a part of this description; being improved property known as 145 Highgrove Drive, according to the present system of numbering houses in Forsyth County, Georgia.

THIS CONVEYANCE is made subject to all zoning ordinances, easements and restrictions of record affecting said described property.

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 44-6-190, 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.

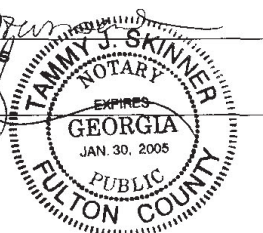
AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantees against the claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the date and year above written.

Signed, sealed and delivered
in the presence of:

Unofficial Witness

Notary Public



Joseph A. McCann, Jr.

Claire Easter McCann