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 Transfer Tax: \$196.60
 Forsyth, GA
 Douglas Sorrells Clerk Superior Ct
 BK 3037 PG 299

JOINT TENANCY WITH SURVIVORSHIP WARRANTY DEED

STATE OF GEORGIA, COUNTY OF FORSYTH

This Indenture made this **12th** day of **September**, in the year **Two Thousand Three**, between **KAREN R. DRAKE F/K/A KAREN R. YARBROUGH**, of the County of FORSYTH, State of Georgia, as party or parties of the first part, hereinafter called Grantor, and **RUDOLF BOTHA AND MARIANA BOTHA, as joint tenants with rights of 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 with rights of survivorship 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 1129 OF THE 2ND DISTRICT, 1ST SECTION, FORSYTH COUNTY, GEORGIA, BEING LOT 115, THE SUMMIT AT BROOKWOOD SUBDIVISION, UNIT II, AS PER PLAT RECORDED IN PLAT BOOK 40, PAGES 153-155, IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF FORSYTH COUNTY, GEORGIA, WHICH RECORDED PLAT IS INCORPORATED HEREIN BY REFERENCE AND MADE A PART OF THIS DESCRIPTION.

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

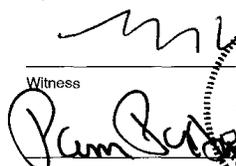
TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantees, as joint tenants with rights of survivorship and not as tenants in common, for and during their joint lives, and upon the death of either of them, then to the survivor of them in **FREE SIMPLE**, together with every contingent remainder and right of reversion, and to the heirs and assigns of said survivor.

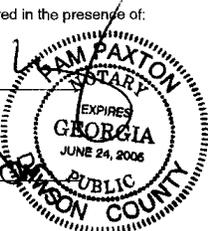
THIS CONVEYANCE is made pursuant to Official Code of Georgia Section 44-6-19, and it is the intention of the parties hereto to hereby create in Grantees a joint tenancy estate with right of survivorship and not as tenants in common.

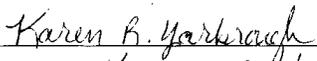
AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons whomsoever.

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
 My commission expires:



 (Seal)
 now Karen Y. Drake
 _____ (Seal)


Prepared by:
 KING & BARLOW
 380 DAHLONEGA STREET
 SUITE 100
 CUMMING, GEORGIA 30040