

RETURN THIS INSTRUMENT TO:  
McLAIN & MERRITT, P. C.  
500 NORTHWINDS CENTER WEST  
11625 RAINWATER DRIVE, SUITE 125  
ALPHARETTA, GEORGIA 30004  
#02-4155

**WARRANTY DEED**

JOINT TENANCY WITH RIGHTS OF SURVIVORSHIP

Deed Book 32743 Pg 518  
Filed and Recorded Jul-16-2002 03:17pm  
2002-0215971  
Real Estate Transfer Tax \$589.00  
Juanita Hicks  
Clerk of Superior Court  
Fulton County, Georgia  
I HEREBY CERTIFY THAT THIS DEED IS CORRECT AND TRUE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

STATE OF GEORGIA  
COUNTY OF FULTON

**This Indenture** made this **14th** day of **June**, in the year **Two Thousand Two**, between **W. ALLAN LOGAN** of the County of **FULTON**, State of Georgia, as party or parties of the first part, hereinafter called Grantor, and **BRUCE MCCLELLAND and FRANZA SCHMIDT**, as Joint Tenants With Rights of Survivorship, 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, 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 1170 OF THE 2ND DISTRICT, 1ST SECTION, FULTON COUNTY, GEORGIA, BEING LOT 73, AS SHOWN ON THAT CERTAIN FINAL SUBDIVISION PLAT FOR WINDWARD PROPERTIES, INC., BEING LAKE SHORE, POD 49, AS PER PLAT RECORDED IN PLAT BOOK 195, PAGE 45 AND 46, FULTON COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE.**

**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, 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 with rights 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

W. ALLAN LOGAN

(Seal)

