

eFiled & eRecorded
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DEED BOOK: 01331
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RECORDING FEES: \$25.00
TRANSFER TAX: \$10.00
PARTICIPANT ID: 3270213572,7067927936
CLERK: Jennifer Jordan
Pickens County, GA
PT61: 1122022001763

Return Recorded Document to:
Hartmanlaw, LLC
744 Noah Drive
Suite 110
Jasper, GA 30143
FILE #: J-22-762
Parcel Number: 024C 065

**LIMITED
WARRANTY DEED
WITH RIGHTS OF SURVIVORSHIP**

STATE OF GEORGIA
COUNTY OF PICKENS

THIS INDENTURE made this **16th day of June, 2022**, between **James L. Siani and Gail A. Siani**, of the County of **Pickens**, and State of Georgia, as party or parties of the first part, hereinafter called Grantor, and **Ray Allan Snyder and Joni B. Snyder**, 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 Lot 248 of the 5th District, 2nd Section, Pickens County, Georgia, and being Lot 933, as per plat of a portion of Sharp Top Mountain Section, BENT TREE, prepared by Otis G. Pauley, R.L.S., dated January 7, 1974, and recorded in Plat Book I, Page 102, Pickens County, Georgia Records, which said plat being by reference incorporated herein and made a part hereof.

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,

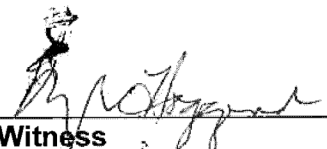
for and during their joint lives, and upon the death of either of them, then to the survivor of them in FEE SIMPLE, together with every contingent remainder and right of reversion, and to the heirs and assigns of said survivor.

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.

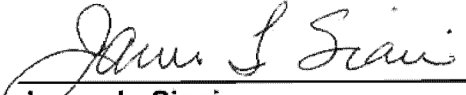
AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons by, through and under the above named grantor.

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



James L. Siani (SEAL)
Gail A. Siani by James L. Siani
her attorney in fact by Power of Attorney (SEAL)

Gail A. Siani by James L. Siani, her Attorney in Fact by Power of Attorney, Recorded in Deed Book 01331, Page 00546, Pickens County, Georgia Records.



Notary Public

