

**WEISSMAN, NOWACK, CURRY & WILCO, P.C.**  
SUITE 100, 3850 PLEASANT HILL ROAD  
DULUTH, GEORGIA 30098

**WARRANTY DEED**

**P. 181**

STATE OF GEORGIA  
COUNTY OF GWINNETT

THIS INDENTURE, Made the 19th day of December, 19 97, between WALLACE L. CROWDER of the County of HALL, and the State of GEORGIA as party or parties of the first part, hereinafter called Grantor, and GARY P. VOGEL and JANET L. VOGEL 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, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee,

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 148 of the 10th District, HALL County, Georgia, being Lot 25, OAKTON SUBDIVISION as per plat recorded in Plat Book 467, Page 10A, HALL County, Georgia records, which plat is incorporated herein and made a part hereof by reference.

HALL COUNTY, Georgia  
Real Estate Transfer Tax

Paid \$ 42.00  
Date Dec 29, 1997  
DWIGHT S. WOOD  
Clerk Superior Court  
By R. Curran pd

Georgia, Hall County, Clerk Superior Court  
Filed in office, this 29 day of Dec  
19 97 at 10:33 a. Recorded in  
Book 3054 Page(s) 181  
this 30 day of Dec, 19 97.  
DWIGHT S. WOOD, CLERK, by: RSC pd

THIS CONVEYANCE is made subject to all zoning ordinances, easements and restrictions of record effecting 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 44-8-190, 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 presence of:

Deane Hight  
Unofficial Witness

Alfred Chang  
Notary Public



Wallace L. Crowder (Seal)  
WALLACE L. CROWDER

\_\_\_\_ (Seal)

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