

Deed Book 53784 Pg 2
Filed and Recorded May-06-2014 08:30am
2014-0152430
Real Estate Transfer Tax \$342.00
Cathelene Robinson
Clerk of Superior Court
Fulton County, Georgia

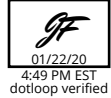
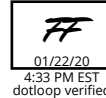
Return Recorded Document to:
Dale J. Jackson, P.C. The Windward Law Group
12608 Deerfield Parkway
Suite 125
Alpharetta, GA 30004

**JOINT TENANCY WITH SURVIVORSHIP
WARRANTY DEED**

STATE OF GEORGIA,

COUNTY OF FULTON

File #: 14-0658



This Indenture made this 30th day of April, 2014 between Wesley Roberts, Nicholas Roberts and Tiffany Roberts, as party or parties of the first part, hereinafter called Grantor, and Janet Fedullo and Francisco Fedullo, as joint tenants with survivorship and not as tenants in common 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 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 23 of the 14th District of Fulton County, Georgia and being known as part of Lot 74, Block F, Rosedale Subdivision, as per plat recorded in Plat Book 7, Page 21, Fulton County Records, and being more particularly described as follows:

Beginning at a nail set at the point of intersection of the south Right of Way line of Atlanta Avenue with the west Right of Way Line of Rosedale Avenue; run thence west along the south right of way line of Atlanta Avenue 51.5 feet to an iron pin; run thence south along the east line of lot 75, said block and subdivision, 140.0 feet to an iron pin; run thence east 52.0 feet to an iron pin located on the west right of way line of Rosedale Avenue; run thence north along the west right of way line of Rosedale Avenue 140.0 feet to the iron pin located at the point of intersection of the south Right of Way line of Atlanta Avenue with the west right of way line of Rosedale Avenue at the point of Beginning; and at said point, forming an interior angle of 92 degrees 32 minutes and being more particularly shown on survey prepared by Perry E. McClung, dated July 26, 1985.

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 behoove 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.

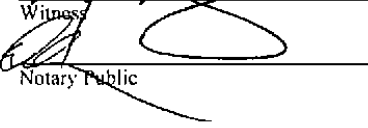
THIS CONVEYANCE is made pursuant to Official Code of Georgia Section 44-6-190, and it is the intention of the parties hereto to hereby create in Grantees a joint tenancy estate with right of survivorship and not as tenants in common.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said 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:

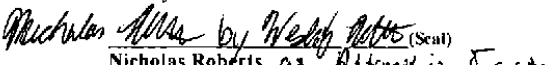


Witness


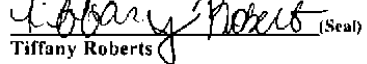
Notary Public



Wesley Roberts (Seal)



Nicholas Roberts as Attorney-in-Fact
By Wesley Roberts, as Attorney-in-Fact



Tiffany Roberts (Seal)

DALE J JACKSON
NOTARY PUBLIC
FULTON COUNTY, GEORGIA
MY COMMISSION EXPIRES APRIL 18, 2016