

J.C. Stephenson

Jay C. Stephenson
Clerk of Superior Court Cobb Cty. Ga.

AFTER RECORDING RETURN TO:

HANSELL L. (HAP) SMITH
SMITH, EUBANKS, SMITH & TUMLIN, P.C.
P. O. Box 1186
Marietta, Georgia 30061
02130761

WARRANTY DEED

STATE OF GEORGIA, COUNTY OF COBB

This Indenture made this **30th** day of **May**, in the year **Two Thousand Two**, between **DENA ROSEANNE ELLIOTT**, of the County of Cobb, State of Georgia, as party or parties of the first part, hereinafter called Grantor, and **SHERYL D. KETNER**, 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 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 1 of the 17th District, 2nd Section, Cobb County, Georgia, being Condominium Unit 834 in Building Number 7 of Cannon Gate Condominium, as more particularly described in that certain Declaration of Cannon Gate Condominium as recorded in Deed Book 2631, Page 401, Cobb County, Georgia Records.

This conveyance is subject to all the provisions of said Declaration as amended and the Georgia Condominium Act (Georgia Laws 1975, Pages 609 through 671, inclusive), as the same may be amended, which provisions the Grantee herein assumes and agrees to observe and perform. In addition, this conveyance is subject to (1) general utility easements as do or shall serve the Condominium; (2) all matters disclosed on those certain plats for Cannon Gate Condominium, which plats are recorded in Condominium Plat Book 4, Pages 62-63, and Condominium Plat Book 4, Page 116, Cobb County, Georgia Records; and (3) the lien of ad valorem real property taxes not yet due and payable.

Subject to easements and restrictions of record, if any.

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 Grantee forever in **FEE SIMPLE**.

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

02130761

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal this day and year first above written.

Signed, sealed and delivered in the presence of:

X [Signature]
Witness

X [Signature]
Notary Public
My Commission Expires August 31, 2003

X [Signature] (Seal)
DENA ROSEANNE ELLIOTT

____ (Seal)
