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 Houston, Ga. Clerk Superior Court  
 Carolyn V. Sullivan Clerk

BK 6815 PG 287-288

(Above space for recording officer use.)

After recording return to:

File No.: P14-#521

**WHGM** 59674

WALKER HULBERT GRAY & MOORE, LLP  
 P. O. Box 1770 / 909 Ball Street  
 Perry, Georgia 31069  
 Attorney: JOHN W. HULBERT

**WARRANTY DEED**

(Jointly for life with remainder to survivor)

STATE OF GEORGIA

THIS INDENTURE, made this 7<sup>th</sup> day of April, in the year two thousand fifteen (2015)  
 between

**JUSTIN WALLACE**

of the County of Houston and the State of Georgia, of the first part, and

**JUSTIN WALLACE and BRENDA WALLACE**

of the County of Houston and the State of Georgia, of the second part,

WITNESSETH: That the said parties of the first part, for and in consideration of the sum of OTHER GOOD AND VALUABLE CONSIDERATIONS AND TEN (\$10.00) and no/100---- DOLLARS, in hand paid, at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the said parties of the second part 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, to-wit:

All that tract or parcel of land situate, lying and being in Land Lot 317 of the Thirteenth Land District of Houston County, Georgia, and being more particularly described as Lot 19, of the L. E. Hicks Subdivision, containing 19.53 acres, all as shown by plat of survey dated February, 1971, prepared by John J. Broxton, Registered Land Surveyor, No. 1492, and recorded in Plat Book 14, Page 234, Clerk's Office, Houston Superior Court. Said plat of survey and the recorded copy thereof are hereby made a part of this description by reference thereto for all purposes.

The above described property is also known as 136 Hicks Drive, Perry, Houston County, Georgia 31069, under the present numbering system as set out in said city and county.

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 parties of the second part 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.

AND THE SAID party of the first part, for his heirs, executors and administrators, will warrant and forever defend the right and title to the above described property, unto the said parties of the second part, as hereinabove provided, against the claims of all persons whomsoever.

IN WITNESS WHEREOF, the said party of the first part has signed and sealed this deed, the day and year above written.

  
\_\_\_\_\_  
JUSTIN WALLACE (Seal)

Signed, sealed and delivered  
in the presence of:

  
Witness

  
Notary Public  
[NOTARY SEAL]

