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FILED & RECORDED  
Peach County Clerk Superior Court

JUN 25 2021

Book 652 Page 542 Time 11:15 A.M.

Sherry Gonzalez

PEACH COUNTY, GEORGIA  
Real Estate Transfer Tax

Paid \$ -0-

Date June 25, 2021

*Sherry Gonzalez*  
Clerk of Superior Court  
Deputy

Return to: The Cooper Law Firm, LLC, 122 Byrd Way, Suite One, Warner Robins, GA 31088

**EXECUTOR'S DEED  
JOINT TENANCY WITH RIGHT OF SURVIVORSHIP**

STATE OF GEORGIA  
COUNTY OF PEACH

THIS INDENTURE, Made this 21 day of June, 2021 between Daniel Alan Hanson, as Executor of The Estate of Bessie Irene Barker Hanson also known as Bessie Barker Hanson, as parties of the first part, hereinafter referred to, collectively, as "Grantor", and Daniel Alan Hanson, Sr., Linda Hanson Mattingly, and Pamela Hanson Tanner, as joint tenants with 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).

**Recitals:**

A. Daniel Alan Hanson is the duly appointed Executor of the Last Will and Testament of The Estate of Bessie Irene Barker Hanson, dated February 9, 1994. The appointment of the Executor of the estate was made by order of the Probate Court of Bibb County, Georgia, entered on May 25, 2000. The petition to probate said Decedent's Will in solemn form, together with both Decedent's Last Will and Testament, the proceedings, order and letters testamentary issued therein, are of record in said Probate Court.

B. Whereas, pursuant to Item VIII of the Last Will and Testament of Bessie Irene Barker Hanson, Daniel Alan Hanson hereby conveys the property described herein as Executor of The Estate of Bessie Irene Barker Hanson.

C. The Executor further states that all debts of and taxes on The Estate of Bessie Irene Barker Hanson, including, but without Limitation thereto, all federal and state income, estate and

other taxes that could or might if unpaid constitute a lien against Decedent's Estate and the property hereinafter described, have been paid in full.

D. The Executor under the Last Will and Testaments executes this instrument to convey all right, title and interest of said Decedent in and to the property hereinafter described pursuant to the power and authority granted in said Decedent's Will and pursuant to the provisions of the laws of the State of Georgia.

**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 situate, lying and being in Land Lot 208 of the Sixth (6th) Land District of Peach County, Georgia, being known and designated as containing 21.125 acres, more or less, being a strip lying east of Barker Road and parallel to the property line of property owned now or formerly by Joe P. Barker. Said tract is bounded on north by lands now or formerly of Borders, on the east by lands now or formerly of Sullivan, on the south by lands now or formerly of Joe P. Barker, and on the west by Barker Road. Said plat and the record thereof are incorporated herein by reference for all purposes.**

**This conveyance and the warranties hereinafter contained are made subject to any and all restrictions, easements, covenants and rights-of-ways affecting said described property as shown on the above referenced plat of survey and as recorded in public records.**

**Said property is known as, under the present system of numbering for Peach County Georgia as Barker Road, Byron, Georgia 31008.**

**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.

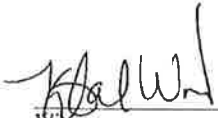
**AND THE SAID** Grantor will warrant and forever defend the right and title to the above-described property unto the said Grantee against the claims of all persons whomsoever.

THE SCRIVENER of this deed has not abstracted the subject property and does not certify to the title of same, nor does he certify to the description contained herein.

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:

**The Estate of Bessie Irene Barker Hanson**

  
\_\_\_\_\_  
Witness

  
\_\_\_\_\_  
Daniel Alan Hanson, Executor (Seal)

  
\_\_\_\_\_  
Notary Public  
(My commission expires) 08/21/22  
(Notary Public Seal Affixed)

