

-----SPACE ABOVE THIS LINE FOR RECORDER'S USE-----

After Recording Return To:

Cross Reference:

Deed Book _____, Page _____
_____ County, Georgia Records

QUITCLAIM DEED TO SEVER JOINT TENANCY

THIS INDENTURE, made this _____ day of _____ 20____ between **MICKEY T. MOUSE** and **MINNIE T. MOUSE**, as joint tenants with right of survivorship (hereinafter collectively referred to as "**Grantors**"), and **MICKEY T. MOUSE and MINNIE T. MOUSE**, as Tenants in Common, and not as Joint Tenants with Right of Survivorship (hereinafter referred to as "**Grantees**") (the words "**Grantors**" and "**Grantees**" to include their respective heirs, legal representatives, successors, and assigns where the context requires or permits);

W I T N E S S E T H: T H A T

WHEREAS, the Grantors, as Joint Tenants with Right of Survivorship, currently own that certain tract or parcel of land lying and being in Land Lot _____ of the _____ District of _____ County, Georgia, and being more particularly described in Exhibit A, attached hereto and incorporated herein by this reference (hereinafter referred to as the "**Property**"); and

WHEREAS, the express desire and intention of each of the Grantors is to sever such Joint Tenancy, to eliminate any rights of survivorship held by any of the Grantors upon the death of any of the other Grantors, and to convert their ownership of the Property to that of Tenants in Common;

NOW, THEREFORE, in consideration of the premises and other good and valuable consideration in hand paid at and before the sealing and delivery of these presents, the receipt and sufficiency whereof are hereby acknowledged, Grantors hereby remise, convey, and forever QUITCLAIM unto Grantees, as Tenants in Common and not as Joint Tenants with Right of Survivorship, all of Grantors' right, title, and interest in and to the Property;

*[The above described property is the same as that conveyed to Grantors pursuant to that certain Warranty Deed dated the ____ day of _____, between _____, as Grantor, and MICKEY T. MOUSE and MINNIE T. MOUSE, as Joint Tenants with Right of Survivorship, as Grantees, which deed was recorded at ____ o'clock ____ .m. on _____, in Deed Book _____, Page _____, _____ County, Georgia Records.]

TOGETHER WITH grantors' interest in all buildings, structures, and improvements thereon and all rights, members, easements, and appurtenances appertaining to the Property and all right, title, and interest of Grantors in and to alleys, streets, and rights-of-way adjacent to or abutting the Property;

TO HAVE AND TO HOLD the Property to Grantees so that none of Grantors, jointly or severally, nor any person or persons claiming under any of the Grantors, shall at any time, by any means or ways, have, claim, or demand any right or title to the Property, or any rights thereof.

****/SIGNATURES BEGIN ON THE FOLLOWING PAGE/***

IN WITNESS WHEREOF, Grantors have signed and sealed this deed, the day, month and year first above written.

Signed, sealed and delivered before
me this ____ day of _____
20____.

GRANTORS:

Witness

MICKEY T. MOUSE (SEAL)

Notary Public [Seal]
Commission Exp: _____

Signed, sealed and delivered before
me this ____ day of _____
20____.

Witness

MINNIE T. MOUSE (SEAL)

Notary Public [Seal]
Commission Exp: _____

EXHIBIT A

*[Insert Property Description]

*[SAMPLE FILING LETTER FOR DEED SEVERING JOINT TENANCY]

June 4, 2009

Deed Recording Office
Clerk of the Superior Court
of Fulton County
Fulton County Courthouse
136 Pryor Street, S.W.
Atlanta, Georgia 30303

Re: Recording of Deed

Dear Sir or Madam:

I have enclosed for filing a quitclaim deed, along with a check in the amount of
\$ _____ for the filing fee.

Please cross reference this deed with the deed recorded at Deed Book _____, Page _____, Fulton County, Georgia Records, and list both “Mickey T. Mouse” and “Minnie T. Mouse” on the Grantor Index.

I have also enclosed a printout of the form PT-61 Real Property Transfer Tax Declaration, which has already been filed electronically, and which shows that this transfer is exempt from transfer tax as a transfer effecting a division of real property among joint tenants, pursuant to O.C.G.A. Section 48-6-2(a)(10).

Once the deed has been recorded, please return it to _____
_____.

Thank you for your assistance with this matter, and please call if you have any questions.

Sincerely,
