

Deed Book **10222** Pg **112**  
Filed and Recorded 5/16/2008 11:39:49 AM

Transfer Tax \$900.00  
Patty Baker  
Clerk of Superior Court Cherokee Cty, GA

Return Recorded Document to:  
KANE THOMAS & BROWN, LLC  
241 HERITAGE WALK  
WOODSTOCK, GEORGIA 30188

**JOINT TENANCY WITH SURVIVORSHIP  
WARRANTY DEED**

**STATE OF GEORGIA,**

**COUNTY OF CHEROKEE**

File #: 08-0353W

**This Indenture** made this **6th** day of **May, 2008** between **LANEY PROPERTIES, INC. FKA LANEY BUILDING CONCEPTS, INC.** of the County of Cherokee, State of Georgia, as party or parties of the first part, hereinafter called Grantor, and **STEPHEN M. COLBERT and WINDEE L. COLBERT**, as joint tenants with survivorship and not as tenants in common as 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 1169 OF THE 15TH DISTRICT, 2ND SECTION, CHEROKEE COUNTY, GEORGIA, AND BEING LOTS 3B AND LOT 3C, CHURCHHILL PROFESSIONAL CENTER CONDO ASSOCIATION, INC. (FKA LOT 3 OF WOODSTOCK COMMERCIAL VILLAGE), AS PER CONDO PLAT FILED FOR RECORD AND RECORDED IN CONDO PLAT BOOK 1, PAGE 116, CHEROKEE COUNTY, GEORGIA RECORDS; SAID PLAT IS HEREBY INCORPORATED HEREIN BY REFERENCE AND MADE A PART HEREOF.**

**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 **FREE SIMPLE**, together with every contingent remainder and right of reversion, and to the heirs and assigns of said survivor.

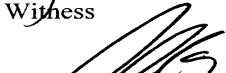
THIS CONVEYANCE is made pursuant to Official Code of Georgia Section 44-6-190, and it is the intention of the parties hereto to hereby create in Grantees a joint tenancy estate with right of survivorship and not as tenants in common.

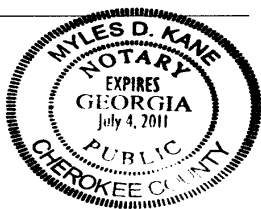
AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons whomsoever.

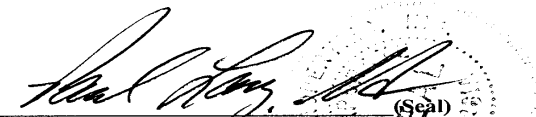
**IN WITNESS WHEREOF**, the Grantor has hereunto set grantor's hand and seal this day and year first above written.

Signed, sealed and delivered in the presence of:

  
Witness

  
Notary Public



  
LANEY PROPERTIES, INC. (Seal)  
BY: Paul Laney (Seal)  
(Seal)

PT-61 (Rev. 11/04)

To be filed in **CHEROKEE COUNTY****PT-61 028-2008-004091**

SECTION A - SELLER'S INFORMATION (Do not use agent's information)			SECTION C - TAX COMPUTATION		
SELLER'S BUSINESS / ORGANIZATION / OTHER NAME LANEY PROPERTIES, INC. FKA LANEY BUILDING CONCEPTS, INC.			Exempt Code If no exempt code enter NONE		NONE
MAILING ADDRESS (STREET & NUMBER) 570 WAGON TRAIL			1. Actual Value of consideration received by seller Complete Line 1A if actual value unknown		\$900,000.00
CITY, STATE / PROVINCE / REGION, ZIP CODE, COUNTRY WOODSTOCK, GA 30188 USA		DATE OF SALE 5/6/2008	1A. Estimated fair market value of Real and Personal property		\$0.00
SECTION B - BUYER'S INFORMATION (Do not use agent's information)			2. Fair market value of Personal Property only		\$0.00
BUYER'S LAST NAME COLBERT	FIRST NAME STEPHEN	MIDDLE M.	3. Amount of liens and encumbrances not removed by transfer		\$0.00
MAILING ADDRESS (Must use buyer's address for tax billing & notice purposes) 1585 HENRY SCOTT ROAD			4. Net Taxable Value (Line 1 or 1A less Lines 2 and 3)		\$900,000.00
CITY, STATE / PROVINCE / REGION, ZIP CODE, COUNTRY BALL GROUND, GA 30107 USA		Check Buyers Intended Use ( ) Residential ( ) Commercial ( ) Agricultural ( ) Industrial	5. TAX DUE at .10 per \$100 or fraction thereof (Minimum \$1.00)		\$900.00
SECTION D - PROPERTY INFORMATION (Location of Property (Street, Route, Hwy, etc))					
HOUSE NUMBER & EXTENSION (ex 265A) 250		PRE-DIRECTION, STREET NAME AND TYPE, POST DIRECTION CHURCHILL Court			SUITE NUMBER
COUNTY CHEROKEE		CITY (IF APPLICABLE)	MAP & PARCEL NUMBER 15N18L-002		ACCOUNT NUMBER
TAX DISTRICT	GMD	LAND DISTRICT	ACRES	LAND LOT	SUB LOT & BLOCK
SECTION E - RECORDING INFORMATION (Official Use Only)					
DATE	DEED BOOK	DEED PAGE	PLAT BOOK	PLAT PAGE	

## ADDITIONAL BUYERS

COLBERT, WINDEE L.

COPY