

SEND TAX NOTICE TO: MICHAEL McCOMBS

20050304000103880 Pg 1/2 15.00
Shelby Cnty Judge of Probate, AL
03/04/2005 14:49:00 FILED/CERTIFIED

WARRANTY DEED

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA:
COUNTY OF SHELBY:

KNOW ALL MEN BY THESE PRESENTS, that in consideration of \$65,000.00 and other valuable considerations to the undersigned GRANTOR or GRANTORS in hand paid by the GRANTEE(S) herein, the receipt whereof, is hereby acknowledged I/we, **COLIN A. PEARSON, AN UNMARRIED MAN**, (herein referred to as GRANTOR(S), do hereby GRANT, BARGAIN, SELL and CONVEY unto **MICHAEL D. McCOMBS and DAWN M. McCOMBS, HUSBAND AND WIFE**, (herein referred to as GRANTEE(S) 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, the following described real estate, situated in the **County of SHELBY, and State of Alabama**, to-wit:

See attached Exhibit "A" for legal description.

\$281,450.00 of the purchase price received above was paid from a first purchase money mortgage loan closed simultaneously herewith.

Subject to easements, restrictive covenants and ad valorem taxes of record.

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to their heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And I(we) do for myself(ourselves) and for my(our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am(we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, that I (we) have a good right to sell and convey the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons, except as to the hereinabove restrictive covenants, conditions, easements and ad valorem taxes of record and do hereby WARRANT AND WILL FOREVER DEFEND the title to said property and the possession thereof.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 25th day of February, 2005.

Colin A. Pearson (L.S.)
COLIN A. PEARSON

_____(L.S.)

THE STATE OF ALABAMA:
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said State hereby certify that COLIN A. PEARSON and , whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me acknowledged before me on this day, that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand official seal this 25th day of February, 2005.

Christopher P. Moseley
Notary Public
My commission exp: _____

Prepared by:
CHRISTOPHER P. MOSELEY
MOSELEY & ASSOCIATES, P.C.
3800 COLONNADE PARKWAY, SUITE 630
BIRMINGHAM, AL 35243

CHRISTOPHER P. MOSELEY
MY COMMISSION EXPIRES 10/27/05.

EXHIBIT "A"

Commence at the Southwest corner of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 6, Township 20 South, Range 1 East, and run East along the South section Line 858.15 feet to a point; thence turn a right interior angle of 95 degrees, 48 minutes, 44 seconds and run Northeasterly 618.48 feet to a $\frac{1}{2}$ inch iron pin with yellow plastic cap found on the Southwesterly right-of-way line of Shelby County Highway 445, Dorrough Road, and the point of beginning of the property herein described; thence turn a right interior angle of 94 degrees, 55 minutes, 50 seconds and run Northwesterly along said right-of-way line 170.00 feet to a $\frac{1}{2}$ inch iron pin with yellow plastic cap found at the intersection of said right-of-way line and the Southeasterly right-of-way line of Shelby County Highway 32; thence turn a right interior angle of 113 degrees, 11 minutes, 37 seconds and run Southwesterly along said Highway 32 right-of-way line 144.08 feet to a $\frac{1}{2}$ inch iron pin found; thence turn a right interior angle of 145 degrees, 18 minutes, 00 seconds and, leaving said highway, run Southerly 858.41 feet to a $\frac{5}{8}$ inch iron pin found; thence turn a right interior angle of 89 degrees, 39 minutes, 29 seconds and run Easterly 140.0 feet to a $\frac{1}{2}$ inch iron pin with yellow plastic cap found; thence turn a Right interior angle of 96 degrees, 55 minutes, 05 seconds and run Northeasterly 948.35 feet to the point of beginning; being a part of the Southwest $\frac{1}{4}$ of Southwest $\frac{1}{4}$ of Section 6 and the Northwest $\frac{1}{4}$ of Northwest $\frac{1}{4}$ of Section 7, Township 20 South, Range 1 East, Shelby County, Alabama.