

Send tax notice to:

KAREN M. COMBS, MARION DAVIS AND ERIC A. COMBS
2020 LITTLE RIDGE CIRCLE
BIRMINGHAM, ALABAMA 35242

**WARRANTY DEED
JOINTLY WITH REMAINDER TO SURVIVOR**

**STATE OF ALABAMA
SHELBY COUNTY**

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of One Hundred Eighty Eight Thousand and No/100 (\$188,000.00) and other valuable considerations to the undersigned GRANTOR (S), **Karyn Morrison and Chad Morrison, husband and wife** (hereinafter referred to as GRANTORS), in hand paid by the GRANTEE (S) herein, the receipt of which is hereby acknowledged, the said GRANTOR (S) does by these presents GRANT, BARGAIN, SELL and CONVEY unto **Karen M. Combs and Marion Davis**, hereinafter 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 County of Shelby, State of Alabama, to-wit:

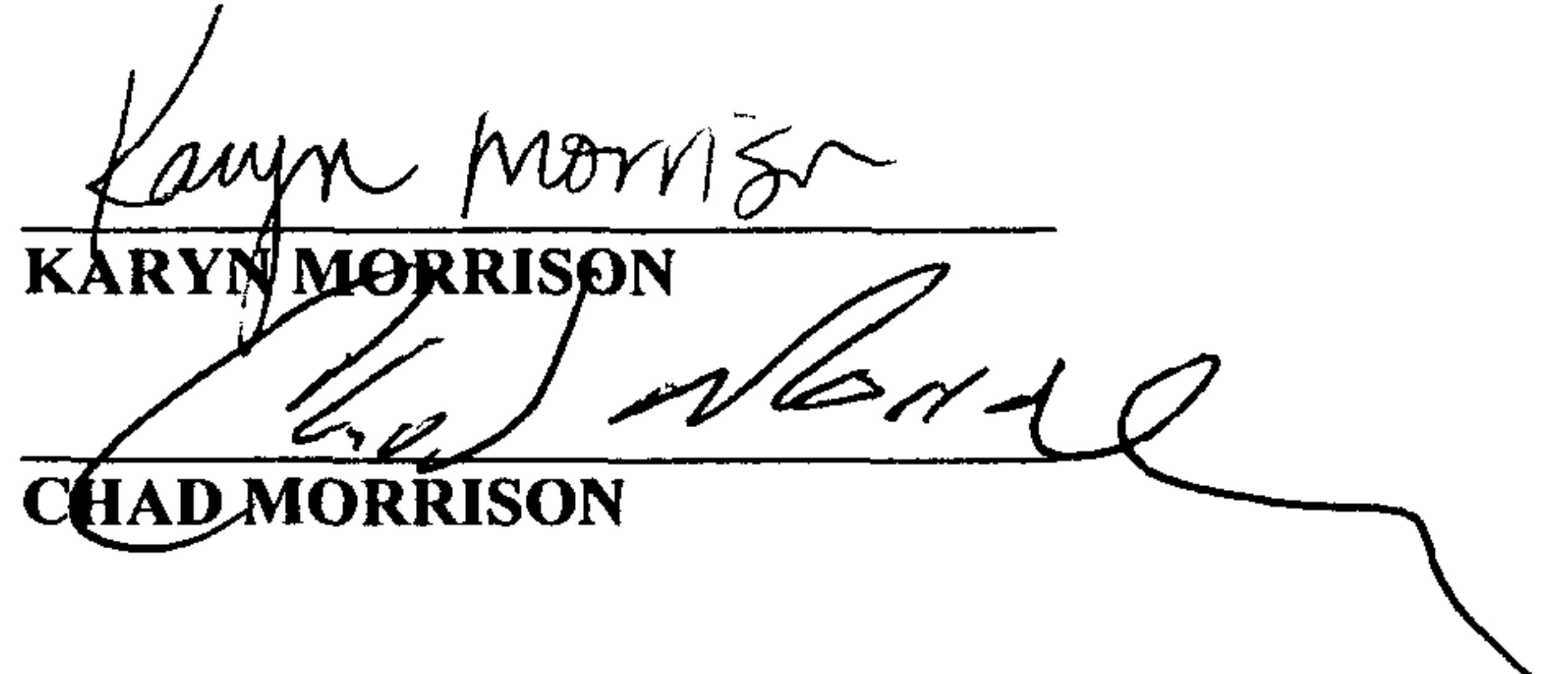
**LOT 50, ACCORDING TO THE SURVEY OF LITTLE RIDGE ESTATES, AS
RECORDED IN MAP BOOK 9, PAGE 174 A & B, IN THE PROBATE OFFICE OF SHELBY
COUNTY, ALABAMA.**

**\$150,400.00 AND \$28,200.00 OF THE ABOVE CONSIDERATION WAS PAID FROM
THE PROCEEDS OF THOSE MORTGAGES CLOSED SIMULTANEOUSLY HEREWITH.**

TO HAVE AND TO HOLD, to the said GRANTEE (S), for and during their joint lives together 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 GRANTEE (S), their heirs and assigns forever, against the lawful claims 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, I/we have hereunto set my/our hand and seal, this 30th day of January, 2004.



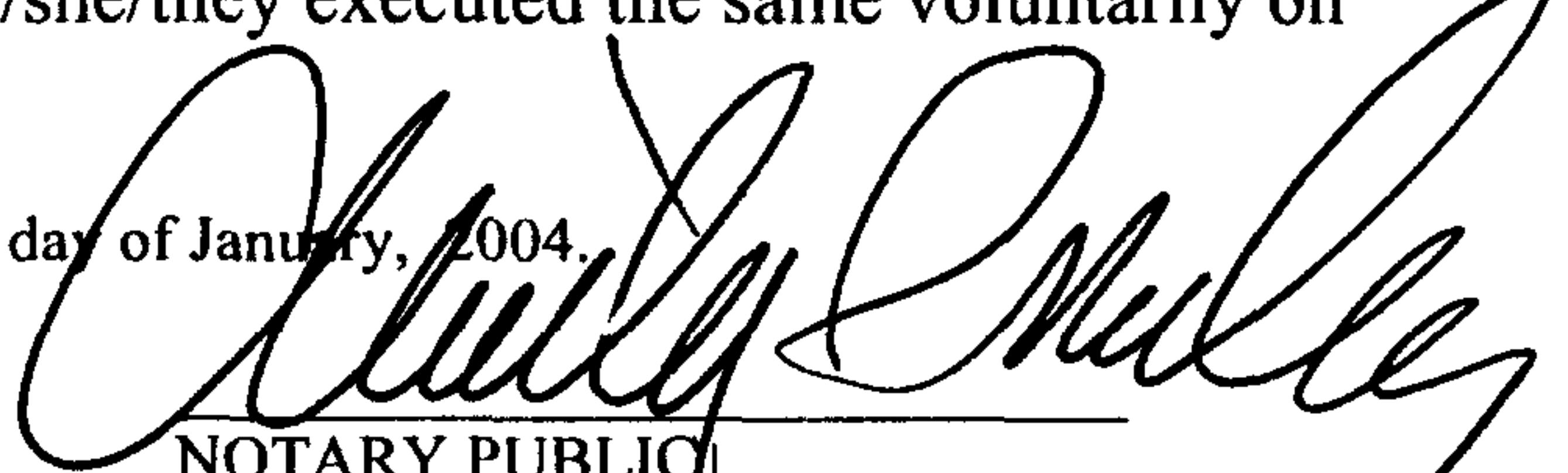
KARYN MORRISON

CHAD MORRISON

**STATE OF ALABAMA
COUNTY OF JEFFERSON**

I, the undersigned, a Notary Public in and for said State and County, hereby certify that **Karyn Morrison and Chad Morrison** 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 and official seal this 30th day of January, 2004.



NOTARY PUBLIC

MY COMMISSION EXPIRES:

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

**THIS INSTRUMENT PREPARED BY:
MOSELEY & ASSOCIATES, P.C.
3800 COLONNADE PARKWAY, SUITE 630
BIRMINGHAM, ALABAMA 35243**