

DJ
11242

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was prepared by:

R. Shan Paden

PADEN & PADEN
Attorneys at Law
5 Riverchase Ridge, Suite 100
Birmingham, Alabama 35244

SEND TAX NOTICE TO:

PAUL M. LOGAN
2836 CROSSBRIDGE DRIVE

BIRMINGHAM, ALABAMA 35216

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

WARRANTY DEED

Know All Men by These Presents: That in consideration of TWO HUNDRED FIFTY THOUSAND DOLLARS and 00/100 (\$250,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, VIRGINIA COMBS and STUART M. FOSS, HUSBAND AND WIFE (herein referred to as GRANTORS) do grant, bargain, sell and convey unto PAUL M. LOGAN and SHERRY R. LOGAN, HUSBAND AND WIFE, (herein referred to as GRANTEES, as joint tenants, with right of survivorship, whether one or more) the following described real estate, situated in JEFFERSON County, Alabama, to-wit:

LOT 29, ACCORDING TO THE SURVEY OF CROSS BRIDGE, AS RECORDED IN MAP BOOK 180, PAGE 72, IN THE OFFICE OF THE JUDGE OF PROBATE OF JEFFERSON COUNTY, ALABAMA.

SUBJECT TO:

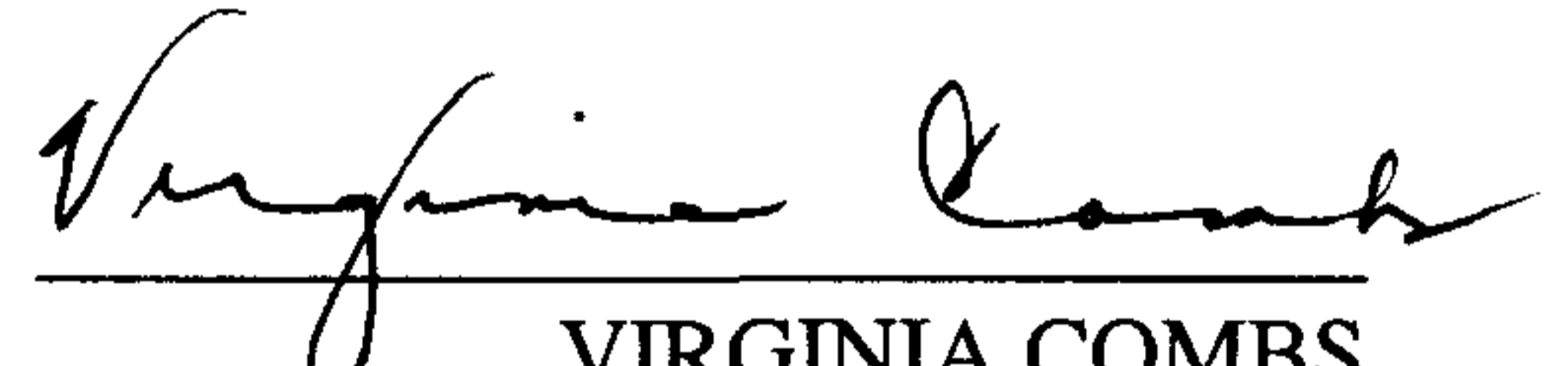
1. 2004 AD VALOREM TAXES NOT YET DUE AND PAYABLE.
2. ALL EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS, COVENANTS AND ENCUMBRANCES OF RECORD.
3. A 70 FOOT BUFFER ACROSS THE REAR OF SUBJECT PROPERTY AS SHOWN BY RECORD PLAT.
4. A 20 FOOT EASEMENT ACROSS SUBJECT PROPERTY AS SHOWN BY RECORD PLAT.
5. DECLARATION OF PROTECTIVE COVENANTS AND AGREEMENTS AS RECORDED IN INSTRUMENT #9614-7378.
6. RESTRICTIONS AS CONTAINED IN THAT DEED RECORDED IN INSTRUMENT 9713-9960.
7. EASEMENT AS RECORDED IN INSTRUMENT #9713-9395.
8. JOINT DRIVEWAY/EASEMENT AGREEMENT AS RECORDED IN INSTRUMENT #9810-515.

\$254,479.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, his, her, or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, VIRGINIA COMBS and STUART M. FOSS, HUSBAND AND WIFE, have hereunto set his, her or their signature(s) and seal(s), this the 29th day of July, 2004.


VIRGINIA COMBS


STUART M. FOSS

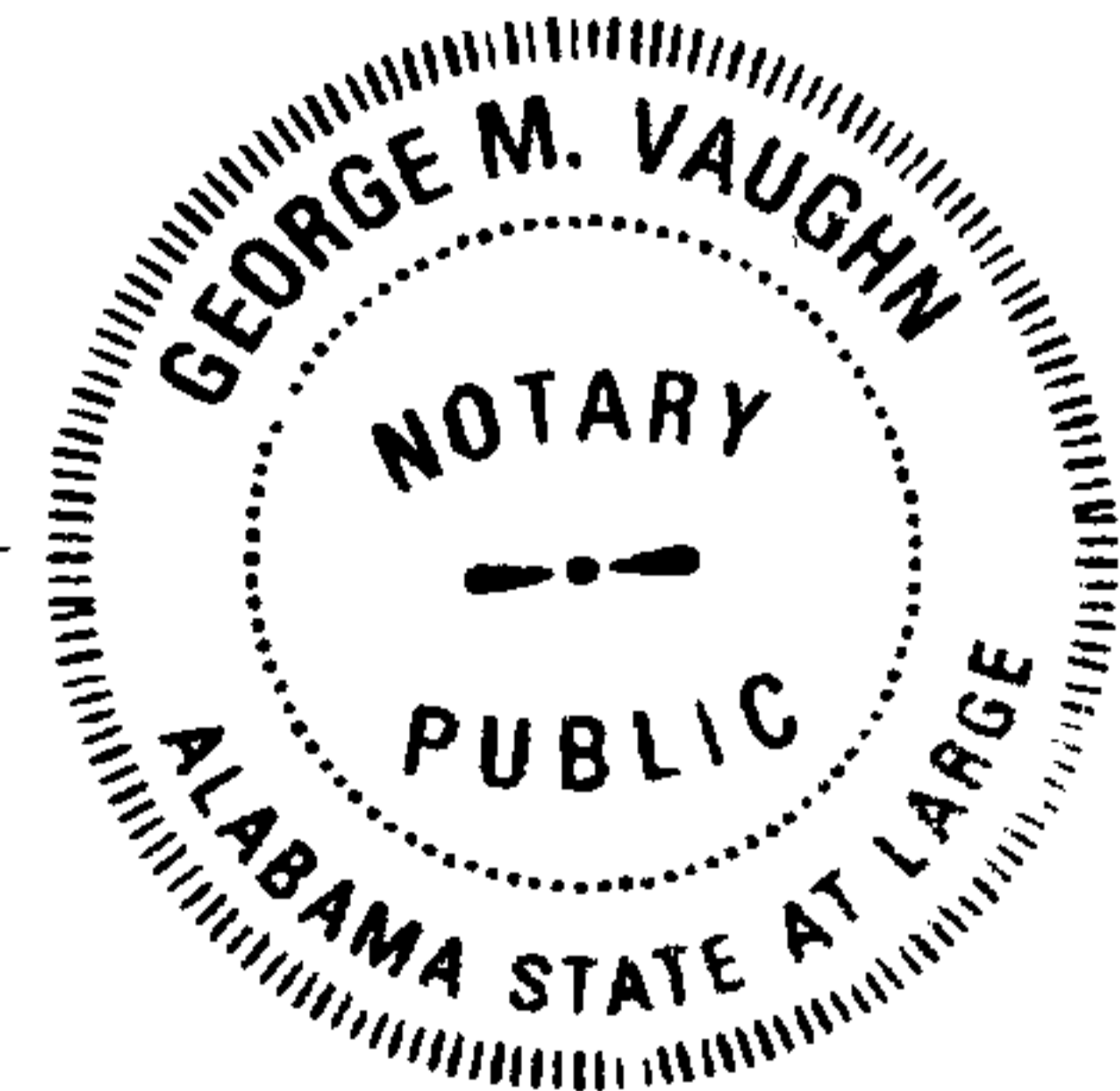
STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that VIRGINIA COMBS and STUART M. FOSS, HUSBAND AND WIFE, 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, or they executed the same voluntarily on the day the same bears date.

Given under my hand this the 29th day of July, 2004.


Notary Public



My commission expires: 9 29 06