


This instrument was prepared by  
CHESLEY P. PAYNE, ATTORNEY  
MASSEY, STOTSER & NICHOLS, P.C.  
P.O. BOX 94308  
BIRMINGHAM, AL. 35220

SEND TAX NOTICE TO:

Chantal M. Combs  
226 Beaver Crest  
Pelham, AL. 35124

  
20090212000049740 1/1 \$12.00  
Shelby Cnty Judge of Probate, AL  
02/12/2009 03:39:39PM FILED/CERT

**QUITCLAIM DEED**

STATE OF ALABAMA )  
SHELBY COUNTY )

TOTAL SALES PRICE \$120,000.00 (paid by mortgage)

**KNOW ALL MEN BY THESE PRESENTS**, That for and in consideration of the sum of **TEN AND NO/100 (\$10.00) DOLLARS** , and other good and valuable considerations, in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned **FRANK A. COMBS, an unmarried man** (hereinafter referred to as GRANTORS) hereby remise, release, quit claims, and conveys to **CHANTAL M. COMBS** (hereinafter referred to as GRANTEE), all their right, title, interest, and claim in or to the following described real estate, situated in **Shelby County, Alabama**, to-wit:

Lot 43, according to the Survey of Beaver Creek Preserve, Third Sector, as recorded in Map Book 27, Page 91, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

SUBJECT TO: (1) Taxes for the year 2009 and subsequent years. (2) Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any. (3) Mineral and mining rights, if any.

Sales price paid by mortgage recorded simultaneously herewith, in the amount of \$120,000.00.

**NOTE: Frank A. Combs and Frank A. Combs, III are one and the same person.**

TO HAVE AND TO HOLD to said GRANTEE forever.

Given under my hand and seal, on this the 21st day of January, 2009.

FRANK A COMBS (SEAL)  
FRANK A. COMBS

STATE OF ALABAMA )  
JEFFERSON COUNTY )

I, the undersigned, a Notary Public, in and for the said County, in said State, hereby certify that FRANK A. COMBS, an unmarried man, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he executed the same voluntarily and as his act on the day the same bears date.

Given under my hands and official seal this the 21st day of January, 2009.

Chesley P. Payne  
Notary Public  
My Commission Expires: 7-31-11  
