

THIS INSTRUMENT PREPARED BY:

George M. Vaughn, Esq.
300 Cahaba Park Circle, Ste 200
Birmingham, AL 35242

SEND TAX NOTICE TO:

JASON COMBS
2107 INDIAN CREST DRIVE
BIRMINGHAM, ALABAMA 35214

WARRANTY DEED



20100818000264730 1/2 \$125.50
Shelby Cnty Judge of Probate, AL
08/18/2010 01:58:43 PM FILED/CERT

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS that in consideration in the sum of Six Hundred Seventeen Thousand Five Hundred and 00/100 Dollars (\$617,500.00) paid by the Grantees herein, the receipt of which is hereby acknowledged, Superior Bank, a banking corporation (herein referred to as "Grantor"), does grant, bargain, sell, and convey unto Jason Combs and Meredith W. Combs (herein referred to as "Grantees"), as Joint Tenants, with right of survivorship, all of its right, title, and interest in the following described real estate, situated in Shelby County, Alabama, to wit:

LOT 12-A ACCORDING TO THE RESURVEY OF LOT 12 OF INDIAN CREST ESTATES, AS RECORDED IN MAP BOOK 33, PAGE 15, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

*\$417,000 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith

\$90,000 of the above-recited purchase price was paid from a second mortgage loan closed simultaneously herewith

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

Subject to all outstanding rights of redemption in favor of all persons entitled to redeem the property from that certain mortgage foreclosure sale evidenced by mortgage foreclosure deed dated the 18th day of August, 2009, and recorded in Instrument No. 20090824000324890, in the Probate Office of Shelby County, Alabama.

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 shall take as tenants in common.

Shelby County, AL 08/18/2010

State of Alabama


Deed Tax : \$110.50



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IN WITNESS WHEREOF, the Grantor by Travis McKay as Vice President of Superior Bank, a banking corporation, who is authorized to execute this conveyance has hereunto sets its signature and seal, this 14th day of July, 2010.

SUPERIOR BANK

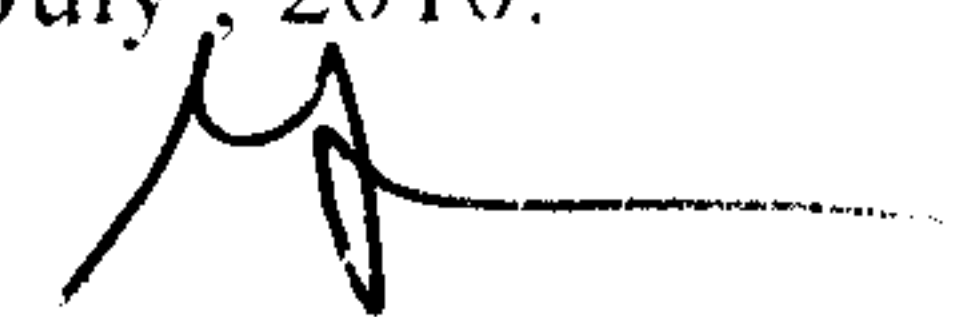
By: 

Its: Vice President

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Travis McKay, whose name as Vice President of SUPERIOR BANK, a banking corporation, 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/she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this 14th day of July, 2010.


Notary Public

My Commission Expires: 9/29/2012

