20060720000350490 1/1 $13.00
Shelby Cnty Judge of Probate,AL
07/20/2006 09:44:53AM FILED/CERT

CORPORATION WARRANTY DEED

STATE OF ALABAMA **SHELBY COUNTY**

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of **One Hundred Sixteen Thousand Six Hundred Seventy Five and No/100 ($116,675.00)** and other valuable considerations to the undersigned Grantor(s) in hand paid by the Grantee(s) herein, the receipt of which is hereby acknowledged, I/we, **Tower Development, Inc.**, herein referred to as Grantor(s), does hereby GRANT, BARGAIN, SELL AND CONVEY unto **Jacqueline Christine Tinch and Stanley Marion Tinch,** referred to as Grantee(s), as joint tenants with right of survivorship, the following described real estate, situated in Shelby County, State of Alabama, to wit:

LOT 121, ACCORDING TO THE SURVEY OF ROSSBURG TOWNHOMES, SECTOR II, AS RECORDED IN MAP BOOK 36, PAGE 18, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

$$114,871.00 OF THE ABOVE CONSIDERATION WAS PAID FROM THE PROCEEDS OF THAT MORTGAGE CLOSED SIMULTANEOUSLY HEREWITH.

SUBJECT TO: Easements, restrictive covenants and right of ways as shown by the public records.
Ad valorem taxes for the year 2006, are a lien, but not yet due and payable, and any subsequent years.

TO HAVE AND TO HOLD, the aforegranted premises to the said GRANTEE(S) 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 survives the other, the entire interest in fee simple shall be owned by the surviving Grantee, and if one does not survive the other, then the heirs and assigns FOREVER.

And GRANTOR(S) do covenant with the said GRANTEE(S), their successors and assigns, that they have lawfully seized in fee simple of the aforementioned premises; that they are free from all encumbrances, except as hereinabove provided; that they have a good right to sell and convey the same to the GRANTEE(S), their successors and assigns, and that GRANTOR(S) will WARRANT and DEFEND the premises to the said GRANTEE(S), their successors and assigns forever, the lawful claims and demands of all persons, except as hereinabove provided.

IN WITNESS WHEREOF, Tower Development, Inc., by and through Price Hightower its President, who are authorized to execute this conveyance, has hereto set their signatures and seal, this 6th day of July, 2006.

TOWER DEVELOPMENT, INC.

BY: _____
JAY WILLIAMS, VICE PRESIDENT

_____
WITNESS

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned a Notary Public in and for said State and County, hereby certify that Jay Williams, whose name as Vice President, of Tower Development, Inc., are 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 as such officer(s) and with full authority, executed the same voluntarily for and as the act of said corporation on the day the same bears date.

Given under my hand and official seal this 6th day of July, 2006.

_____
NOTARY PUBLIC

My Commission Expires
6-18-10

THIS INSTRUMENT PREPARED BY:
DAVID S. SNODDY
Moseley & Associates, P.C.
2871 Acton Road, Suite 101
BIRMINGHAM, ALABAMA 35243

SEND TAX NOTICE TO:
JACQUELINE CHRISTINE TINCH
STANLEY MARIN TINCH
2092 ROSSBURG PLACE
CALERA, AL 35040

Shelby County, AL 07/20/2006
State of Alabama

Deed Tax:$2.00