20060908000446380 1/1 $13.50
Shelby Cnty Judge of Probate,AL
09/08/2006 03:49:29PM FILED/CERT

SEND TAX NOTICE TO: DAWN PETERSEN
153 ROSSBURG DRIVE
CALERA, ALABAMA

Shelby County, AL 09/08/2006
State of Alabama

Deed Tax:$2.50

CORPORATION WARRANTY DEED, INDIVIDUAL

THE STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of $134,900.00 and other valuable considerations to the undersigned GRANTOR, **TOWER DEVELOPMENT, INC., a corporation (herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, GRANT, BARGAIN, SELL and CONVEY unto DAWN PETERSEN, (herein referred to as GRANTEE(S), their heirs and assigns, the following described real estate, situated in the County of SHELBY, State of Alabama, to-wit:**

LOT 74, ACCORDING TO THE SURVEY OF ROSSBURG, SECTOR 1, AS RECORDED IN MAP BOOK 35, PAGE 124, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

$132,815.00 OF THE ABOVE CONSIDERATION WAS PAID FROM THE PROCEEDS OF THAT MORTGAGE CLOSED SIMULTANEOUSLY HEREWITH.

Subject to covenants, restrictions, reservations, easements and rights-of-way of record. Taxes for 2006 and any subsequent years.

TO HAVE AND TO HOLD, the aforegranted premises to the said GRANTEE(S), their heirs and assigns FOREVER.

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

IN WITNESS WHEREOF, TOWER DEVELOPMENT, INC., a corporation, has caused this instrument to be executed by PRICE HIGHTOWER its duly authorized PRESIDENT and its corporate seal of said corporation to be here unto affixed and attested by its duly authorized officer this 31st day of August. 2006.

ATTEST:

TOWER DEVELOPMENT, INC.

BY: _____
Its President

THE STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County and State hereby certify that PRICE HIGHTOWER whose name as PRESIDENT of **TOWER DEVELOPMENT, INC.**, a 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 seal this the 31st day of August, 2006.

_____
Notary Public

CHRISTOPHER P. MOSELEY
MY COMMISSION EXPIRES 10/07/0

Prepared by:
CHRISTOPHER P. MOSELEY
MOSELEY & ASSOCIATES, P.C.
2871 ACTON ROAD, SUITE 101
BIRMINGHAM, ALABAMA 35243