

WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY

Shelby County, AL 11/30/2007  
State of Alabama  
Deed Tax: \$2.00

**KNOW ALL MEN BY THESE PRESENTS**, that in consideration of the sum of **One Hundred Twenty Four Thousand Nine Hundred and No/100 (\$124,900.00)** 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 **DELANDON D. PEEBLES AND CRYSTAL M. PEEBLES, HUSBAND AND WIFE AND RODNEY K. PHAM, A MARRIED INDIVIDUAL**, 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 66, ACCORDING TO THE SURVEY OF ROSSBURG, SECTOR II, AS RECORDED IN MAP BOOK 36, PAGE 38, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

\$122,970.00 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 2008, 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, President who is authorized to execute this conveyance, has hereto set his signature and seal, this 21<sup>st</sup> day of November, 2007.

TOWER DEVELOPMENT, INC.

BY:   
PRICE HIGHTOWER, PRESIDENT

\_\_\_\_\_  
WITNESS

\_\_\_\_\_  
WITNESS

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned a Notary Public in and for said State and County, hereby certify that PRICE HIGHTOWER, whose name as 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 21<sup>st</sup> day of November, 2007.

  
NOTARY PUBLIC

THIS INSTRUMENT PREPARED BY:  
✓ Moseley & Associates, P.C.  
2871 ACTON ROAD, SUITE 101  
BIRMINGHAM, ALABAMA 35243

SEND TAX NOTICE TO:

189 ROSSBURG DRIVE  
CALERA, AL 35044

DAVID S. SNODDY

MY COMMISSION EXPIRES 6/18/10