

This Instrument Was Prepared By:  
DICKERSON & MORSE  
Attorneys-at-Law  
214 Lorna Square  
Birmingham, Alabama 35216

STATE OF ALABAMA  
COUNTY OF SHELBY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That in consideration of other good and valuable considerations and the sum of EIGHTY THREE THOUSAND FIVE HUNDRED DOLLARS AND 00 CENTS (US\$83,500.00) Dollars to the undersigned GRANTORS in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, Jimmy H. Towers and wife, Mary C. Towers, (hereinafter referred to as GRANTORS), do hereby grant, bargain, sell and convey unto Debra Odom Delgado, a unmarried woman, (hereinafter referred to as GRANTEE), the following described real estate situated in the County of Shelby and State of Alabama, to-wit:

Lot 55, according to the survey of Eagle Wood Estates, First Sector, as recorded in Map Book 7, page 45, in the Probate office of Shelby County, Alabama. Situated in Shelby County, Alabama.

Note: \$66,800.00 of the above purchase price is in the form of a Mortgage in favor of AmSouth Mortgage Company, Inc., executed and recorded simultaneously herewith.

This conveyance is hereby made subject to restrictions, easements and rights of way of record in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD all and singular, the above mentioned and described premises, together with the appurtenances, unto the said GRANTEE, her heirs and assigns forever. And said GRANTOR do for themselves, their heirs and assigns, covenant with the said GRANTEE, her heirs and assigns, that they are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that she is entitled to the immediate possession thereof; that they have a good right to sell and convey the same as aforesaid; that they will and their heirs and assigns shall, warrant and defend the same to the said GRANTEE, her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals on this the 21<sup>st</sup> day of August, 1995.

Jimmy H. Towers  
Jimmy H. Towers

Mary C. Towers  
Mary C. Towers

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned, a notary public in and for said county in said state, hereby certify that Jimmy H. Towers and Mary C. Towers, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 21<sup>st</sup> day of August, 1995.

Omire D. Delgado  
Notary Public

My Commission Expires: 04/23/96

Inst # 1995-23388

08/24/1995-23388  
02:12 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 KCB 25.50

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