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(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was
prepared by:

SEND TAX NOTICE TO:

R. Shan Paden
PADEN & PADEN
Attorneys at Law
5 Riverchase Ridge, Suite 100
Birmingham, Alabama 35244

PATSY S. BROWN
207 SARATOGA LANE
CALERA, ALABAMA 35040

STATE OF ALABAMA)
COUNTY OF SHELBY)

WARRANTY DEED

Know All Men by These Presents: That in consideration of ONE HUNDRED ELEVEN THOUSAND ONE HUNDRED FIFTY DOLLARS and 00/100 (\$111,150.00) to the undersigned grantor, TOWER DEVELOPMENT, INC. a corporation, 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 PATSY S. BROWN, AN UNMARRIED PERSON, (herein referred to as GRANTEES, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 31, ACCORDING TO THE SURVEY OF THE COTTAGES OF SARATOGA, PHASE ONE, AS RECORDED IN MAP BOOK 31, PAGE 114 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR 2003 WHICH CONSTITUTE A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2004.
2. 20 FOOT BUILDING LINE FROM SARATOGA LANE AS SHOWN ON RECORDED MAP.
3. 10 FOOT EASEMENT ON THE WEST SIDE AND VARIABLE IN NW CORNER AS SHOWN ON RECORDED MAP.
4. 10 FOOT EASEMENT ON THE REAL AND VARIABLE ON THE SE CORNER AS SHOWN ON RECORDED MAP.
5. TRANSMISSION LINE PERMIT TO ALABAMA POWER COMPANY RECORDED IN DEED BOOK 98, PAGE 75 AND DEED BOOK 104, PAGE 151.
6. EASEMENT TO SOUTH CENTRAL BELL RECORDED IN REAL BOOK 52, PAGE 81.
7. RIGHT OF WAY TO SHELBY COUNTY AS RECORDED IN DEED BOOK 102, PAGE 439.
8. EASEMENT FOR ACCESS AS SET OUT IN DEED BOOK 320, PAGE 493; DEED BOK 355, PAGE 429; REAL BOOK 22, PAGE 242; DEED BOOK 351, PAGE 252; AND DEED BOOK 349, PAGE 903.
9. SUBJECT TO COVENANTS CONDITIONS AND RESTRICTIONS AS SET FORTH IN THE DOCUMENT RECORDED AS INSTRUMENT #200307290004870000 PAGE 1-8 IN THE OFFICIAL RECORDS OF SHELBY COUNTY, ALABAMA.

10. SUBJECT TO GRANT OF LAND EASEMENT AND RESTRICTIVE COVENANTS TO ALABAMA POWER COMPANY AS SET FORTH IN THE DOCUMENT RECORDED IN INSTRUMENT 20030612000368370 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

TO HAVE AND TO HOLD Unto the said GRANTEES, their heirs and assigns, forever.

And said GRANTOR does for itself, its successors and assigns, covenant with the said GRANTEES, his, her, or their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall warrant and defend the same to the said GRANTEES, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, TOWER DEVELOPMENT, INC., by its PRESIDENT, PRICE HIGHTOWER who is authorized to execute this conveyance, has hereunto set its signature and seal, this the 18th day of May, 2004.

TOWER DEVELOPMENT, INC.

By: 
PRICE HIGHTOWER, PRESIDENT

STATE OF ALABAMA)

COUNTY OF SHELBY)

ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for said County, in said 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 or she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand this the 18th day of May, 2004.


Notary Public

My commission expires: 9.29.06