20051229000670450 1/1 $12.00
Shelby Cnty Judge of Probate,AL
12/29/2005 03:32:04PM 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 FIFTY NINE THOUSAND NINE HUNDRED & 00/100------ ($159,900.00) 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), do hereby GRANT, BARGAIN, SELL AND CONVEY unto JASON M. SIMPSON referred to as Grantee(s), his heirs and assigns, the following described real estate, situated in Shelby County, State of Alabama, to wit:

Lot 8, ACCORDING TO THE FINAL PLAT OF CARTER'S ADDITION TO SCOTTSDALE, AS RECORDED IN MAP BOOK 32, PAGE 130, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

$159,900.00 OF THE PURCHASE PRICE RECEIVED ABOVE WAS PAID FROM A FIRST PURCHASE MONEY MORTGAGE LOAN 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), his/her heirs and assigns FOREVER.

And GRANTOR(S) do covenant with the said GRANTEE(S), their heirs 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 heirs and assigns, and that GRANTOR(S) will WARRANT and DEFEND the premises to the said GRANTEE(S), their heirs and assigns forever, the lawful claims and demands of all persons, except as hereinabove provided.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand and seal this 22ND day of December, 2005.

TOWER DEVELOPMENT, INC.

BY: _____
PRICE HIGHTOWER, PRESIDENT

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., a corporation is/are signed 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 and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 22ND day of December, 2005.

_____
NOTARY PUBLIC

THIS INSTRUMENT PREPARED BY:
CHRISTOPHER P. MOSELEY
Moseley & Associates, P.C.
3800 COLONNADE PARKWAY, SUITE 630
BIRMINGHAM, ALABAMA 35243

SEND TAX NOTICE TO:
Jason M. Simpson
1436 Heather Lane
Alabaster, Alabama 35007

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