20060418000179950 1/1 $24.50
Shelby Cnty Judge of Probate,AL
04/18/2006 11:18:40AM FILED/CERT

Shelby County, AL 04/18/2006
State of Alabama

Deed Tax:$13.50

WARRANTY DEED

This instrument was prepared by:
✓ B. CHRISTOPHER BATTLES
3150 HIGHWAY 52 WEST
PELHAM, AL. 35124

Send tax notice to:
Laura Lapkovitch
105 Stonecreek Place
Calera, Alabama 35040

STATE OF ALABAMA
COUNTY OF SHELBY

Know All Men by These Presents: That in consideration of **One hundred thirty four thousand nine hundred and no/100 ($134,900.00)** to the undersigned grantor, a corporation, in hand paid by the grantee herein, the receipt where is acknowledged, **Tower Development, Inc.** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Laura Lapkovitch** (herein referred to as grantee, whether one or more) the following described real estate, situated in **Shelby** County, Alabama, to-wit:

Lot 4, according to the Final Plat of Stonecreek, Phase 2, as recorded in Map Book 35, Page 99, in the Probate Office of Shelby County, Alabama.

Subject to mineral and mining rights if not owned by Grantor.

Subject to existing easements, restrictions, set back lines, rights of way, limitations, if any of record.

$121,400.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

To Have and to Hold to the said grantee, his, her or their heirs and assigns forever.

And I do, for myself and for my heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I have a good right to sell and convey the same as aforesaid; that I will, and my heirs, executors and administrators shall warrant and defend the same to the said grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, I (we) have hereunto set my (our) hand(s) and seal(s) this 30th day of March, 2006.

Tower Development, Inc.
By: Price Hightower
Its: President
by his agent and attorney in fact Stephanie Jones

ACKNOWLEDGMENT FOR POWER OF ATTORNEY

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said State, hereby certify that Stephanie Jones, whose name as Attorney in Fact for Price Hightower, as President of Tower Development, Inc., is signed to the foregoing conveyance and who is known to me, acknowledged before me this day that, being informed of the conveyance, he/she, in his/her capacity as such Attorney in Fact, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30th day of March, 2006.

Notary Public
My commission expires:02-25-09

B. CHRISTOPHER BATTLES
Notary Public - Alabama, State At Large
My Commission Expires 2 / 25 / 2009