14609

20060711000330370 1/2 $15.00
Shelby Cnty Judge of Probate,AL
07/11/2006 08:35:49AM FILED/CERT

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was prepared by:

R. Shan Paden
PADEN & PADEN, PC
Five Riverchase Ridge
Birmingham, Alabama 35244

SEND TAX NOTICE TO:

DELORA ANDERSON
1029 PEARL PLACE
CALERA, AL 35040

STATE OF ALABAMA
COUNTY OF SHELBY

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP
STATUTORY WARRANTY DEED

Know All Men by These Presents: That in consideration of ONE HUNDRED SIXTY ONE THOUSAND FOUR HUNDRED DOLLARS 00/100 ($161,400.00) DOLLARS to the undersigned grantor, **TOWER DEVELOPMENT, INC.**, 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 **DELORA ANDERSON and CARLOS BURTON**, (herein referred to as GRANTEES, as joint tenants, with right of survivorship, whether one or more) the following described real estate, situated in **Shelby** County, Alabama, to-wit:

Lot 152, according to the Survey of Emerald Ridge Sector 1, as recorded in Map Book 35, Page 143, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2005 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2006.
2. EASEMENTS AND BUILDING LINE AS SHOWN ON RECORDED MAP.
3. TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO, INCLUDING RELEASE OF DAMAGES.
4. RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY RECORDED IN INST. NO. 2005-39667 AND INST. NO. 2005-39668.
5. RIGHT OF WAY GRANTED TO SHELBY COUNTY RECORDED IN VOLUME 254, PAGE 131 AND VOLUME 256, PAGE 877.
6. RESTRICTIONS APPEARING OF RECORD IN INST. NO. 20051021000548380.

$161,400.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said GRANTEES 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 herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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IN WITNESS WHEREOF, the said **PRICE HIGHTOWER** as **PRESIDENT** of **TOWER DEVELOPMENT, INC.** , has hereunto subscribed his/her/their name on this the 5th day July of 2006.

TOWER DEVELOPMENT, INC.

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 5th day July of 2006.

GEORGE M. VAUGHN
NOTARY
PUBLIC
ALABAMA STATE AT LARGE

Notary Public

My commission expires: 9.29.06