20070108000008700 1/1 $12.00
Shelby Cnty Judge of Probate,AL
01/08/2007 10:29:07AM FILED/CERT

CORPORATE WARRANTY DEED

STATE OF ALABAMA **SHELBY COUNTY**

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of One Hundred Fourteen Thousand Nine Hundred and No/100 ($114,900.00) 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), does hereby GRANT, BARGAIN, SELL AND CONVEY unto **Lela M. Beard and Anthony Beard,** referred to as Grantee(s), as joint tenants with right of survivorship, the following described real estate, situated in Shelby County, State of Alabama, to wit:

LOT 137, ACCORDING TO THE SURVEY OF ROSSBURG TOWNHOMES, AS RECORDED IN MAP BOOK 36, PAGE 18, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

$114,900.00 OF THE ABOVE CONSIDERATION WAS PAID FROM THE PROCEEDS OF THAT MORTGAGE 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) 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 survives the other, the entire interest in fee simple shall be owned by the surviving Grantee, and if one does not survive the other, then the heirs and assigns FOREVER.

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

IN WITNESS WHEREOF, Tower Development, Inc., by and through Price Hightower, its President, who are authorized to execute this conveyance, has hereto set their signatures and seal, this 8th day of December, 2006.

TOWER DEVELOPMENT, INC.

BY: _____
PRICE HIGHTOWER, PRESIDENT

_____
WITNESS

_____
WITNESS

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., are 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(s) and with full authority, executed the same voluntarily for and as the act of said corporation on the day the same bears date.

Given under my hand and official seal this 7th day of December, 2006.

_____
NOTARY PUBLIC

THIS INSTRUMENT PREPARED BY:
Moseley & Associates, P.C.
2871 ACTON ROAD, SUITE 101
BIRMINGHAM, ALABAMA 35243

SEND TAX NOTICE TO:
Lela M. Beard and Anthony Beard
2067 Rossburg Place
Calera, Alabama 35040

DAVID S. SNODDY
MY COMMISSION EXPIRES 6/18/10