

WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY

Shelby County, AL 07/12/2007
State of Alabama

Deed Tax: \$7.00

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of **One Hundred Thirty Six Thousand Nine Hundred and No/100 (\$136,900.00)** 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 **JOYCE ELLEN BIRD** referred to as Grantee(s), her heirs and assigns, the following described real estate, situated in Shelby County, State of Alabama, to wit:

LOT 131, ACCORDING TO THE SURVEY OF EMERALD RIDGE, SECTION I, AS RECORDED IN MAP BOOK 35, PAGE 143, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

\$130,055.00 OF THE ABOVE CONSIDERATION WAS PAID FROM THE PROCEEDS OF THAT MORTGAGE CLOSED SIMULTANEOUSLY HEREWITH.

SUBJECT TO: Easements, restrictive covenants, right of ways and ad valorem taxes as shown by the public records.

TO HAVE AND TO HOLD, the aforegranted premises to the said GRANTEE(S), her heirs and assigns FOREVER.

And GRANTOR(S) do covenant with the said GRANTEE(S), her 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), her heirs and assigns, and that GRANTOR(S) will WARRANT and DEFEND the premises to the said GRANTEE(S), her 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 29th day of June, 2007.

TOWER DEVELOPMENT, INC.

BY: 
PRICE HIGHTOWER, PRESIDENT

STATE OF ALABAMA

JEFFERSON COUNTY

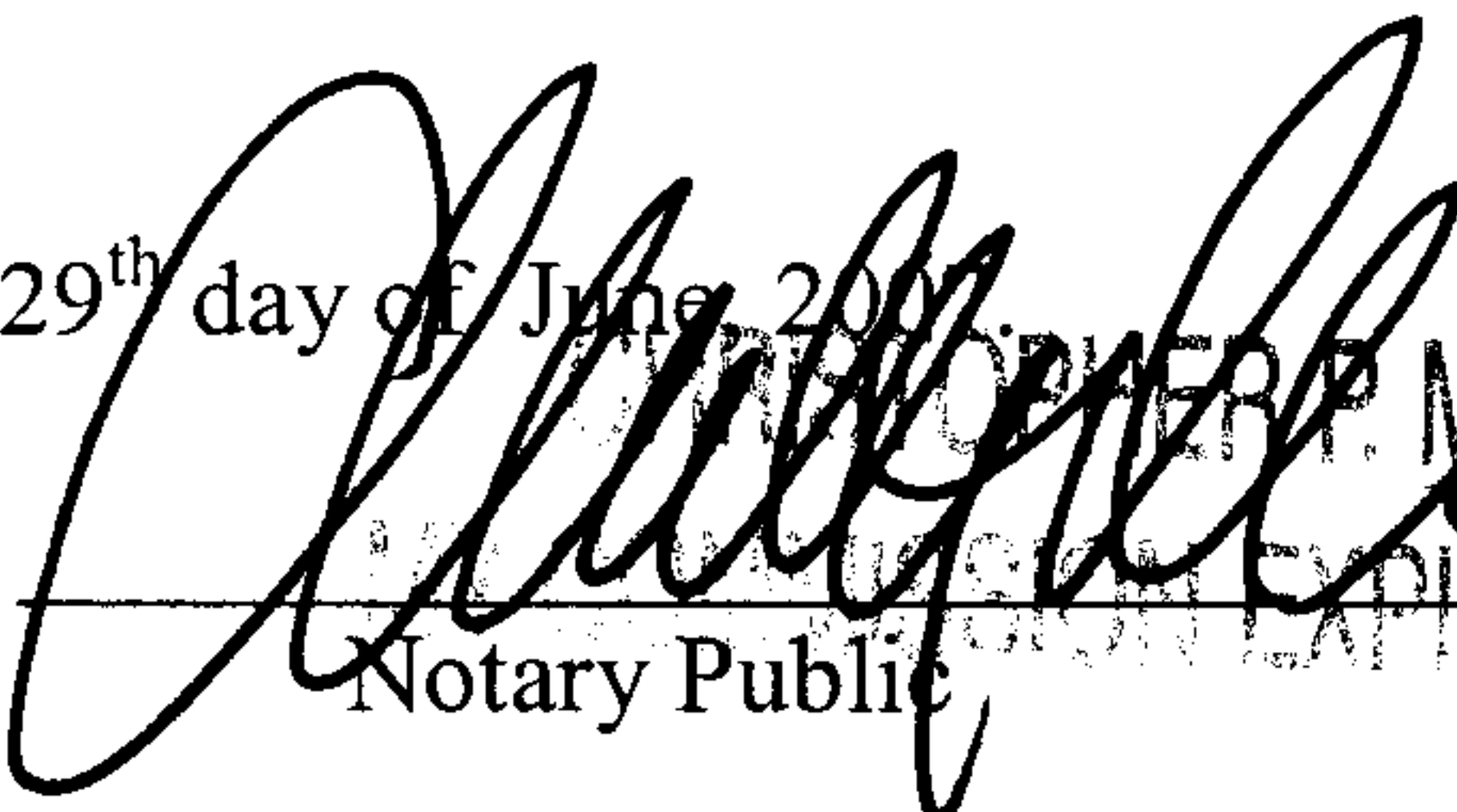
I, the undersigned, a Notary Public in and for said County and State hereby certify that Price Hightower, President of Tower Development, Inc. whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, he/she/they in his capacity of President and with full authority executed the same voluntarily on the day the same bears date.

GIVEN under my hand and seal this 29th day of June, 2007

My Commission Exp:

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

SEND TAX NOTICE TO:
JOYCE ELLEN BIRD
1064 EMERALD RDG DR
CALERA, AL 35040


CHRISTOPHER P. MOSELEY
Notary Public
COMMISSION EXPIRES 10/07/09