

20080718000291530 1/1 \$13.00  
Shelby Cnty Judge of Probate, AL  
07/18/2008 01:47:45PM FILED/CERT

SEND TAX NOTICE TO:  
STEVEN EDWARDS AND TAMMY EDWARDS  
119 MOSS STONE LANE  
CALERA, ALABAMA 35040

Shelby County, AL 07/18/2008  
State of Alabama  
Deed Tax: \$2.00

### STATUTORY WARRANTY DEED

THE STATE OF ALABAMA  
SHELBY COUNTY

Know All Men by These Presents: That for and in consideration of **ONE HUNDRED NINETEEN THOUSAND NINE HUNDRED AND NO/100 (\$119,900.00)** in hand paid to the undersigned **TOWER DEVELOPMENT, INC.** hereinafter referred to as "Grantor") by **STEVEN EDWARDS AND TAMMY EDWARDS**, hereinafter referred to as GRANTEE(S), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in County of Shelby State of Alabama, to-wit:

**LOT 169, ACCORDING TO THE FINAL PLAT OF STONECREEK PHASE 4, AS RECORDED IN MAP BOOK 37, PAGE 44, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.**

**\$118,047.00 OF THE ABOVE CONSIDERATION WAS PAID FROM THE PROCEEDS OF THAT MORTGAGE CLOSED SIMULTANEOUSLY HEREWITH.**

AND THE GRANTOR, DOES HEREBY CONVENANT with the Grantee, except as above-noted, that, at the time of the delivery of this Deed, the premises were free from all encumbrances made by it, and that it will warrant and defend the same against the lawful claims and demands of all persons claiming, by, through, or under it, but against none other.

TO HAVE AND TO HOLD to Grantee, its/their heirs, executors, administrators and assigns forever.

In Witness Whereof, I/we have hereunto set our hand(s) and seal(s), this the 10<sup>th</sup> day of July, 2008.

TOWER DEVELOPMENT, INC.

BY: 

PRICE HIGHTOWER, PRESIDENT

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned authority, a Notary Public in and for said State, hereby certify that PRICE HIGHTOWER, whose name as PRESIDENT OF TOWER DEVELOPMENT, INC. 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/she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and seal of office this 10<sup>TH</sup> day of JULY 2008.

  
NOTARY PUBLIC

My commission expires:

THIS INSTRUMENT PREPARED BY:  
MOSELEY & ASSOCIATES, P.C.  
2871 ACTON ROAD, SUITE 101  
BIRMINGHAM, ALABAMA 35223

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