

SEND TAX NOTICE TO:

ROY DIXON

128 PALM DRIVE

ALABASTER, ALABAMA 35007

#58-23-2-03-4-002-023

THIS INSTRUMENT PREPARED BY:

Gene W. Gray, Jr.
2100 SouthBridge Parkway, #638
Birmingham, Alabama 35209
(205)879-3400

20031001000661640 Pg 1/2 15.00
Shelby Cnty Judge of Probate, AL
10/01/2003 12:00:00 FILED/CERTIFIED

WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS: That in consideration of ONE
HUNDRED TWENTY TWO THOUSAND FOUR HUNDRED AND NO/100 DOLLARS (\$122,400.00)

to the undersigned GRANTOR in hand paid by the GRANTEEES, whether
one or more, herein, the receipt of which is hereby acknowledged,
PRIMACY CLOSING CORPORATION, a Nevada Corporation, (herein
referred to as GRANTOR) does grant, bargain, sell and convey unto
ROY DIXON and IRIS DIXON (herein

referred to as GRANTEEES) as individual owner or as joint tenants,
with right of survivorship, if more than one, the following
described real estate, situated in the State of Alabama, Shelby
County of, to wit:

LOT 51, ACCORDING TO THE AMENDED MAP OF OAKWOOD VILLAGE, PHASE
ONE, AS RECORDED IN MAP BOOK 19, PAGE 163 IN THE PROBATE OFFICE
OF ~~SHELBY~~* COUNTY, ALABAMA.

Subject to: ***SHELBY**

Advalorem taxes due October 01, 2003 and thereafter.

Building setback lines, easements, restrictions, limitations,
conditions and provisions as shown by recorded map.

Restrictions, covenants and conditions in INST# 1995-06027 and
INST# 1995-16238.

Easement to the City of Alabaster in Real 333, Page 358.

Easement for Sanitary Sewer in Real 2, Page 754 and INST# 1992-
17596.

Easement to Alabaster Gas & Water Board in Real 278, Page 391.

Easement to South Central Bell in Book 337, Page 241, and Real
Page 365.

Title to all minerals within and underlying the premises,
together with all mining rights and other rights, privileges and
immunities relating thereto, including rights set out in INST#
1995-34422.

\$ 122400.00 of the consideration was paid from the proceeds
of a mortgage loan closed simultaneously herewith.

**GRANTOR WARRANTS THAT THERE ARE NO OUTSTANDING CLAIMS FOR WORK,
LABOR OR MATERIALS AS RELATES TO THE SUBJECT PROPERTY.**

TO HAVE AND TO HOLD unto the said Grantee(s), his/her/their heirs
and assigns, forever; it being the intention of the parties to
this conveyance, that if more than one Grantee, then to the
Grantees as joint tenants with right of survivorship (unless the
joint tenancy hereby created is severed or terminated during the
joint lives of the Grantee(s) 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.

And GRANTOR does for itself and its successors and assigns covenant with said Grantee(s), his/her/their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey that same as aforesaid; that it will and its successors and assigns shall, warrant and defend the same to the said Grantee(s), his/her/their heirs, and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, GRANTOR by its VICE PRESIDENT who is authorized to execute this conveyance, hereto sets its signature and seal this 9th day of SEPTEMBER, 2003.

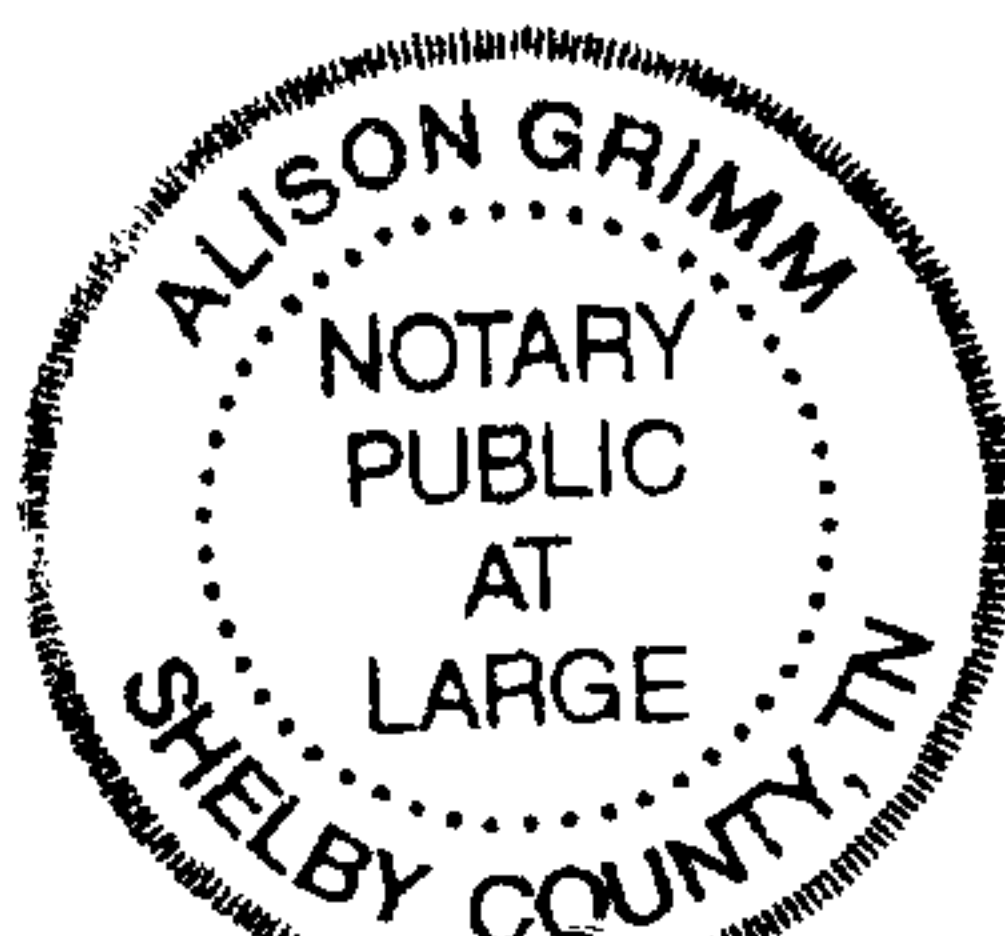
**PRIMACY CLOSING CORPORATION,
a Nevada Corporation**

by: R. A. Baswell
its: VICE PRESIDENT

STATE OF TENNESSEE
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Ross A Baswell whose name as Vice President of PRIMACY CLOSING CORPORATION, a Nevada 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/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 this 9th day of Sept., 2003.



(SEAL)

My Commission Expires
September 27, 2006

Alison Grimm
Notary Public
Print Name: _____
Commission Expires: _____
MUST AFFIX SEAL

Instructions to Notary: This form acknowledgment cannot be changed or modified. It must remain as written to comply with Alabama law. The designation of the State and the County can be changed to conform to the place of the taking of the acknowledgment.