

consideration \$370,000.00



20040224000094750 Pg 1/2 384.00  
Shelby Cnty Judge of Probate, AL  
02/24/2004 12:22:00 FILED/CERTIFIED

# WARRANTY DEED

STATE OF ALABAMA  
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Ten Dollars and no/100  
\$( 10.00 ) in hand paid to the undersigned **CHARLES MARK DUTHU and JACQUELINE NAQUIN DUTHU, Husband and Wife**, (herein referred to as **GRANTORS**) in hand paid by **PRIMACY CLOSING CORPORATION**, a corporation organized under the laws of Nevada

, herein referred to as **GRANTEES**, herein the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, GRANT, BARGAIN, SELL and CONVEY unto GRANTEES, as joint tenants with right of survivorship, the following described real estate, situated in SHELBY County, ALABAMA, to-wit:

Lot 839, according to the Survey of Highland Lakes, 8th Sector, an Eddleman Community, as recorded in Map Book 23, Page 145, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Together with nonexclusive easement to use the private roadways, common area all as more particularly described in the Declaration of easements and Master Protective Covenants for Highland Lake, a Residential Subdivision, recorded in Instrument No. 1994-15147, in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereafter collectively referred to as, the "Declaration").

SUBJECT TO:

ADVALOREM TAXES DUE October 1, 2004 AND THEREAFTER.

TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES, IMMUNITIES AND RELEASE OF DAMAGES RELATING THERETO NOT OWNED BY GRANTORS.

RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

\$ 0.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

The GRANTORS do for themselves, their heirs and assign, covenant with the said GRANTEES, their executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will and their heirs, executors, administrators and assigns forever warrant and defend against the lawful claims of all persons.

IN WITNESS WHEREOF, **CHARLES MARK DUTHU** and **JACQUELINE NAQUIN DUTHU**,  
**Husband and Wife**, have hereunto set their hand and seal this 15 day of October, 2004.

Charles Mark Duthu  
**CHARLES MARK DUTHU**

Jacqueline Naquin Duthu  
**JACQUELINE NAQUIN DUTHU**

STATE OF Alabama  
COUNTY OF Jefferson

I, the undersigned authority, A Notary Public in and for said State at Large hereby certify that  
**CHARLES MARK DUTHU**, Grantor, whose name 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/they  
executed same voluntarily on the day the same bears date. \* and Jacqueline Naquin Duthu

Given under my hand and official seal this 1st day of October, 2003.

Dickinson  
NOTARY PUBLIC  
My Commission Expires: Jan 22, 2006

STATE OF  
COUNTY OF

I, the undersigned authority, A Notary Public in and for said State at Large hereby certify that  
**JACQUELINE NAQUIN DUTHU**, Grantor, whose name 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/they executed same voluntarily on the day the same bears date.

Given under my hand and official seal this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
NOTARY PUBLIC  
My Commission Expires: \_\_\_\_\_

GRANTEE'S ADDRESS:

THIS INSTRUMENT PREPARED BY: