SEND TAX NOTICE TO:
CLEVELAND R. STEWART and MARGARET STEWART
1192 EAGLE PARK ROAD
BIRMINGHAM, ALABAMA 35242
#58-09-3-06-0-006-035

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

20050505000216570 1/2 $92.50
Shelby Cnty Judge of Probate,AL
05/05/2005 02:54:00PM FILED/CERT

WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS: That in consideration of TWO HUNDRED EIGHTY ONE THOUSAND FIVE HUNDRED AND NO/100 DOLLARS ($ 281,500.00) to the undersigned GRANTOR in hand paid by the GRANTEES, 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 CLEVELAND R. STEWART and MARGARET STEWART (herein referred to as GRANTEES) 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, County of Shelby, to wit:

LOT 32, ACCORDING TO THE SURVEY OF EAGLE POINT, 12TH SECTOR, PHASE II, AS RECORDED IN MAP BOOK 23, PAGE 82 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
Subject to:
Advalorem taxes due October 01, 2004 and thereafter.
Building setback lines, easements, restrictions, and release of damages as shown by recorded map.
Minerals and mining rights not owned by Grantors.
Transmission line permit to Alabama Power Company in Deed Book 124, Page 516; Deed Book 124, Page 566.
Right of Way granted South Central Bell in Deed Book 324, Page 837.
Release of Damages in Real 106, Page 237 and Inst No. 1993-3817.
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 Deed Book 331, Page 237.
Covenant releasing predecessor in title from any liability arising from sinkholes. Limestone formations, soil conditions or any other known or unknown surface or subsurface conditions that may now or hereafter exist or occur or cause damage to subject property shown on record map recorded in Map Book 23, Page 82, and Inst No. 1998-2357.

$ 203000.00 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 2nd day of MAY, 2005

PRIMACY CLOSING CORPORATION,
a Nevada Corporation

by: [signature]

its: V.P.

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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 Boswell whose name as Vice Pres 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 2 day of May, 2005.

PHYLLIS WRIGHT NOTARY PUBLIC AT LARGE SHELBY COUNTY, TN My Commission Expires Oct. 16, 2007

[signature]
Notary Public
Print Name: Phyllis Wright
Commission Expires: 10/16/07

(SEAL) ***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.

Shelby County, AL 05/05/2005
State of Alabama

Deed Tax:$78.50