

20061130000582510 1/3 \$709.50
Shelby Cnty Judge of Probate, AL
11/30/2006 02:48:21PM FILED/CERT

This instrument was prepared by:
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2700 Highway 280 East, Suite 160
Birmingham, AL 35223

Send Tax Notice To:

Shelby County, AL 11/30/2006
State of Alabama

Deed Tax: \$692.50

STATE OF ALABAMA)

)

GENERAL WARRANTY DEED

COUNTY OF SHELBY)

)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **Six Hundred Ninety Two Thousand Five Hundred Dollars (\$692,500.00)** and other good and valuable consideration, this day in hand paid to the undersigned **Charles E. Petrusch, II and wife, Suzanne A. Petrusch,** (hereinafter referred to as GRANTORS), in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEES, **Primacy Closing Corporation, a corporation organized under the laws of Nevada,** (hereinafter referred to as GRANTEES), the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

See Attached Exhibit "A" for Legal Description.

Subject To:

Ad valorem taxes for 2006 and subsequent years not yet due and payable until October 1, 2006.

Existing covenants and restrictions, easements, building lines and limitations of record.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, his heirs and assigns forever.

AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEES, and with GRANTEES' successors and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEES, and GRANTEES' successors and assigns, forever against the lawful claims of all persons.

CLAYTON T. SWEENEY, ATTORNEY AT LAW



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IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this the 6
day of October, 2006.

Charles E. Petrusch II
Charles E. Petrusch, II

Suzanne A. Petrusch
Suzanne A. Petrusch

STATE OF Alabama

COUNTY OF Shelby

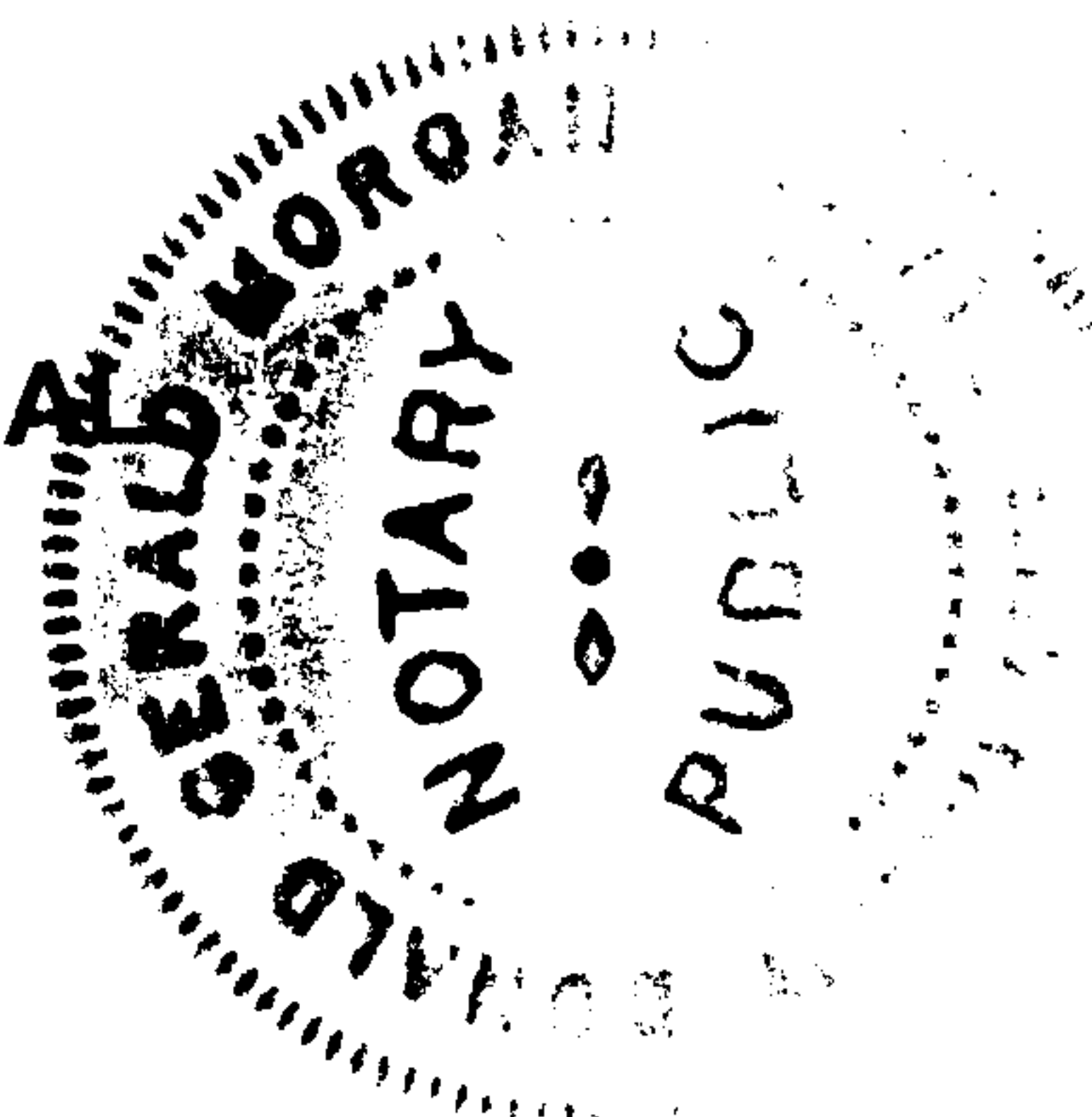
I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Charles E. Petrusch, II, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the Instrument he/she executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 6 day of
October, 2006.

Donald Gerald Morgan
NOTARY PUBLIC

My Commission Expires: April 14, 2010

AFFIX SEAL



STATE OF Alabama

COUNTY OF Shelby

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Suzanne A. Petrusch, 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 Instrument he/she executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 6 day of
October, 2006.

Donald Gerald Morgan
NOTARY PUBLIC

My Commission Expires: April 14, 2010

AFFIX SEAL

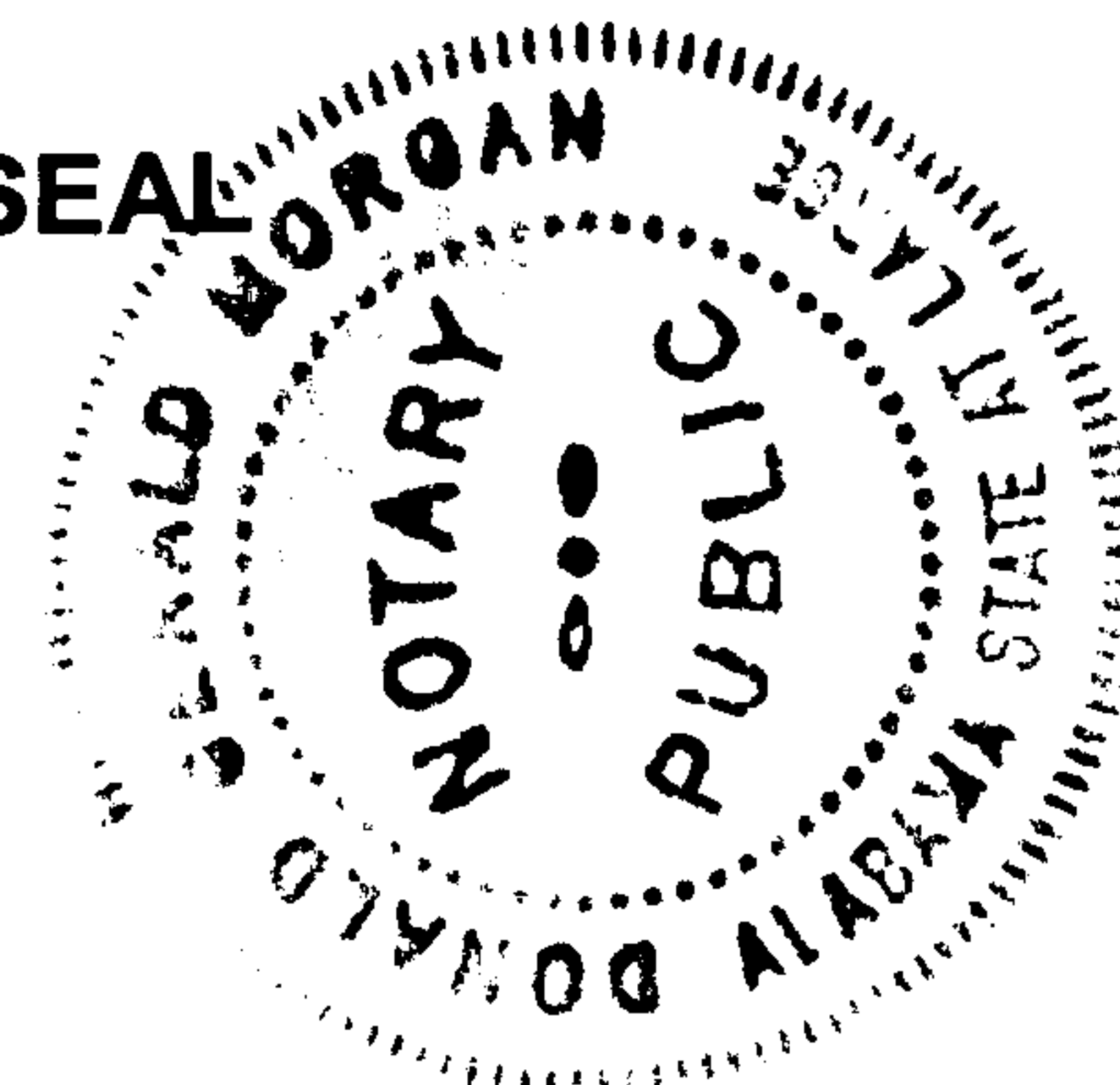



EXHIBIT A
LEGAL DESCRIPTION


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Lot 379, according to the Map of Highland Lakes, 3rd Sector, Phase IV, an Eddleman Community, as recorded in Map Book 23, Page 165, 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 Lakes, a Residential Subdivision, recorded as Instrument #1994-07111 and amended in Instrument #1996-17543 and amended in Instrument # 1999-31095 in the Probate Office of Shelby County, Alabama, and the Declaration of Covenants, Conditions and Restrictions for Highland Lakes, a Residential Subdivision, 3rd Sector, Phase IV, recorded as Instrument #1998-29632 in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as, the "Declaration").