


This instrument was prepared by:  
**Mike T. Atchison**  
**P O Box 822**  
**Columbiana, AL 35051**

Send Tax Notice to:  
**Thomas Braddock**  
**1020 Hampton Place**  
**Birmingham, AL 35242**

**WARRANTY DEED**

**STATE OF ALABAMA )**  
**COUNTY OF SHELBY )**

  
20080710000278690 1/2 \$28.00  
Shelby Cnty Judge of Probate, AL  
07/10/2008 10:37:24AM FILED/CERT

**KNOW ALL MEN BY THESE PRESENTS**, That in consideration of Three Hundred Eighty Eight Thousand Five Hundred Dollars and no/100 (**\$388,500.00**), and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **PRIMACY CLOSING CORPORATION, a corporation organized under the laws of Nevada**, grant, bargain, sell and convey unto , **Thomas E. Braddock and wife, Serena Braddock** the following described real estate, situated in: SHELBY County, Alabama, to-wit:

Lot 1010, according to the Survey of Brook Highland, an Eddleman Community, 10<sup>th</sup> Sector, Second Phase, as recorded in Map Book 18, Page 36 A & B, in the Probate Office of Shelby County, Alabama.

Situated in Shelby County, Alabama.

Subject to taxes for 2008 and subsequent years, easements, restrictions, rights of way and permits of record.

Property constitutes no part of the homestead of the grantor or grantor's spouse.

(\$374,611.00) of the aforementioned was paid by first mortgage filed simultaneously herewith.

(\$0.00) of the aforementioned was paid by second mortgage filed simultaneously herewith.

**TO HAVE AND TO HOLD** to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and I am (we are) lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, that I (we) have a good right to sell and convey the same as aforesaid, that I (we) will, and my (our) heirs, executors and administrators shall, warrant and defend the same to the said Grantees, heirs, executors and assigns forever, against the lawful claims of all persons.

**TO HAVE AND TO HOLD** Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees 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.

Shelby County, AL 07/10/2008  
State of Alabama  
Deed Tax: \$14.00

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 30th day of June, 2008.

PRIMACY CLOSING CORPORATION, a  
corporation organized under the laws of Nevada

BY: [Signature]

ITS: W

STATE OF Ala  
COUNTY OF Shelby

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Ross A. Besmer as VP for PRIMACY CLOSING CORPORATION, a corporation organized under the laws of Nevada, 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 6 day of June, 2008

[Signature]  
Notary Public

My Commission Expires: \_\_\_\_\_

