

20091218000463990 1/2 \$831.50  
Shelby Cnty Judge of Probate, AL  
12/18/2009 02:14:06 PM FILED/CERT

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

Send Tax Notice to:

## **WARRANTY DEED**

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

**KNOW ALL MEN BY THESE PRESENTS,** That in consideration of Eight Hundred Seventeen Thousdand Five Hundred Dollars & No/100 (\$817,500.00), and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **VICKI LAWSON BRIGGS AND GLYN MICHAEL BRIGGS, A MARRIED COUPLE**, grant, bargain, sell and convey unto, **PRIMACY CLOSING CORPORATION**, a corporation organized under the laws of Nevada, the following described real estate, situated in: SHELBY County, Alabama, to-wit:

Lot 421, according to the Survey of Highland Lakes, 4<sup>th</sup> Sector, Phase 1, an Eddleman Community, as recorded in Map Book 19, Page 79 A & B, in the Probate Office of 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, as recorded in Inst. No. 1994-07111 and amended in Inst. No. 1996-17543 and further amended in Inst. No. 1999-31095 in the Probate Office of Shelby County, Alabama and the Declaration of Covenants, Conditions and Restrictions for Highland Lakes, A Residential Subdivision, 4<sup>th</sup> Sector, Phase 1, recorded as Inst. No. 1995-1906, in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as, the "Declaration").

Situated in Shelby County, Alabama.

Subject to taxes for 20 10 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.

(\$ 0.00 ) 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.

Shelby County, AL 12/18/2009

State of Alabama

Deed Tax : \$817.50



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IN WITNESS WHEREOF, I have hereunto set my hand and seal this 25<sup>th</sup> day of May, 2009.

Vicki Lawson Briggs  
VICKI LAWSON BRIGGS

Glyn Michael Briggs  
GLYN MICHAEL BRIGGS

STATE OF Alabama  
COUNTY OF Shelby

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Vicki Lawson Briggs**, 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 25 day of May, 2009.

Christanne Loeck  
Notary Public

My Commission Expires: 9/15/09

STATE OF Alabama  
COUNTY OF Shelby

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Glyn Michael Briggs**, 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 25 day of May, 2009.

Christanne Loeck  
Notary Public

My Commission Expires: 9/15/09