


SEND TAX NOTICE TO:

#58-23-2-03-2-001-001.010

**THIS INSTRUMENT PREPARED BY:**

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

  
20030204000065190 Pg 1/2 202.00  
Shelby Cnty Judge of Probate, AL  
02/04/2003 08:56:00 FILED/CERTIFIED

**WARRANTY DEED**

State of Alabama  
County of Shelby

**KNOW ALL MEN BY THESE PRESENTS:** That in consideration of  
One hundred eighty eight thousand and no/100 --- (\$188,000.00)  
to the undersigned Grantors in hand paid by the Grantee herein,  
the receipt of which is hereby acknowledged, we, **ROBERT E. LEARD,**  
**IV and spouse, VIRGINIA E. LEARD** (herein referred to as Grantors)  
do grant, bargain, sell and convey unto **PRIMACY CLOSING**  
**CORPORATION, a Nevada corporation** (herein referred to as  
Grantee), the following described real estate, situated in the  
State of Alabama, County of Shelby, to wit:

LOT 10, IN BLOCK 1 ACCORDING TO THE SURVEY OF NORWICK  
FOREST, FIRST SECTOR AS RECORDED IN MAP BOOK 11, PAGE  
63 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA

Subject to:

Advalorem taxes due October 01, 2002 and thereafter.

Building setback lines, easements and restrictions as shown by  
recorded map.

Minerals and mining rights not owned by Grantors.

Restrictions, Covenants and Conditions set out in Real 170, Page  
137; Real 182, Page 942 and Real 196, Page 766.

Easement to Alabama Power Company in Real 157, Page 662; Real  
157, Page 664 and Real 179, Page 21.

Agreement with Alabama Power Company and South Central Bell in  
Real 224, Page 583.

Easement to Alabaster Water and Gas Board in Real 124, Page 255.

Title to all minerals within and underlying the premises,  
together with all mining rights and other rights, privileges and  
immunities relating thereto in Inst No. 1998-18892.

**TO HAVE AND TO HOLD** unto the said Grantee its successors and  
assigns, forever; And I/we do for myself/ourselves and for my/our  
heirs, executors, and administrators covenant with said Grantee,  
its successors and assigns, that I/we am/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 that same as aforesaid; that I/we will  
and my/our heirs, executors and administrators shall, warrant and  
defend the same to the said Grantee, its successors and assigns  
forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF,** I/We have hereunto set my/our hand(s) and  
seal(s), this 20th day of June, 2002.

Robert E. Leard, IV  
ROBERT E. LEARD, IV

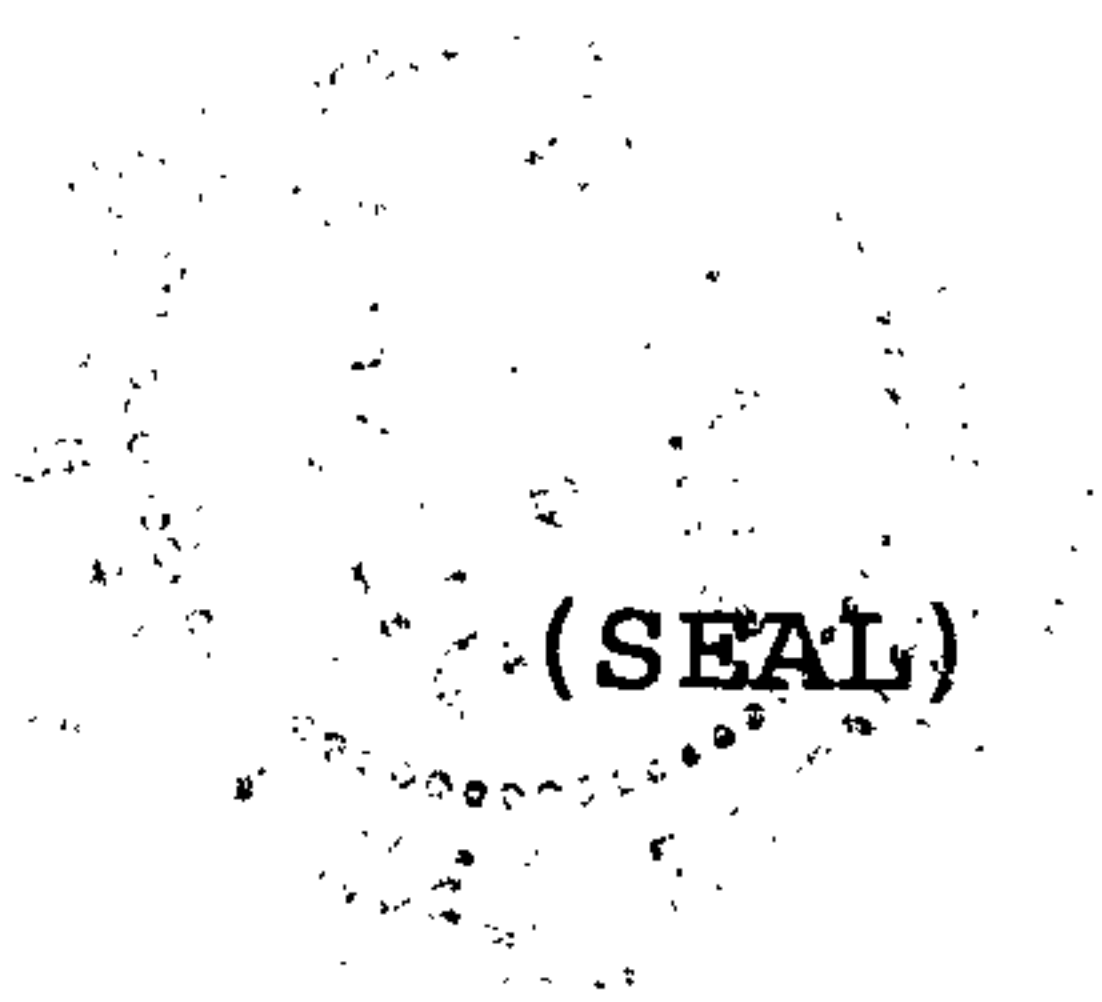
Virginia E. Leard  
VIRGINIA E. LEARD

STATE OF AL  
COUNTY OF at large

20030204000065190 Pg 2/2 202.00  
Shelby Cnty Judge of Probate, AL  
02/04/2003 08:56:00 FILED/CERTIFIED

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **ROBERT E. LEARD, IV** 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 seal this 20 day of June, 2002.



(SEAL)

Elizabeth E. Perdue  
Notary Public  
Print Name: Elizabeth E. Perdue  
Commission Expires: 5-30-2006  
**MUST AFFIX SEAL**

NOTARY PUBLIC STATE OF ALABAMA AT LARGE  
MY COMMISSION EXPIRES: May 30, 2006  
BONDED THRU NOTARY PUBLIC UNDERWRITERS

**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.

STATE OF AL  
COUNTY OF at large

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **VIRGINIA E. LEARD** 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 20 day of June, 2002.



(SEAL)

Elizabeth E. Perdue  
Notary Public  
Print Name: Elizabeth E. Perdue  
Commission Expires: 5-30-2006  
**MUST AFFIX SEAL**

NOTARY PUBLIC STATE OF ALABAMA AT LARGE  
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