


SEND TAX NOTICE TO:

#11-7-25-0-001-001.302

**THIS INSTRUMENT PREPARED BY:**

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

  
20030304000131730 Pg 1/2 266.00  
Shelby Cnty Judge of Probate:AL  
03/04/2003 13:39:00 FILED/CERTIFIED

**WARRANTY DEED**

State of Alabama  
County of Shelby

**KNOW ALL MEN BY THESE PRESENTS:** That in consideration of Two Hundred Fifty One Thousand Nine Hundred and no/100 (\$251900.00) to the undersigned Grantors in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, we, **MATTHEW P. ELLISON and spouse, CATHERINE L. ELLISON** (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 1112 ACCORDING TO THE SURVEY OF RIVERCHASE COUNTRY CLUB, 18<sup>TH</sup> ADDITION AS RECORDED IN MAP BOOK 9, PAGE 86 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Subject to:

Advalorem taxes due October 01, 2003 and thereafter.

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

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens in the Covenants, Conditions, and Restrictions in MS 14-536; MS 17-550 and Real 78-203.

Compliance Certificate in MS-34-549.

Easement to Alabama Power Company in Real 40, Page 214.

Agreement with Alabama Power Company for underground utilities in Real 41, Page 201 and Real 38, Page 773.

Reservation of minerals and mining rights together with the appurtenant right to use the surface in Deed Book 127, Page 140.

**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 30th day of December, 2002.

  
**MATTHEW P. ELLISON**

  
**CATHERINE L. ELLISON**

STATE OF Tennessee  
COUNTY OF Davidson

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **MATTHEW P. ELLISON** 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 30th day of December, 2002.

Marjorie Ann Niles  
Notary Public  
Print Name: Marjorie Ann Niles  
Commission Expires: 7-24-04  
**MUST AFFIX SEAL**

(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.

STATE OF Tennessee  
COUNTY OF Davidson

20030304000131730 Pg 2/2 266.00  
Shelby Cnty Judge of Probate, AL  
03/04/2003 13:39:00 FILED/CERTIFIED

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **CATHERINE L. ELLISON** 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 30th day of December, 2002.

Marjorie Ann Niles  
Notary Public  
Print Name: Marjorie Ann Niles  
Commission Expires: 7-24-04  
**MUST AFFIX SEAL**

(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.