

SEND TAX NOTICE TO:

TIMOTHY W. POWELL, JEAN P. POWELL

187 SAVANNAH LANE

CALERA, ALABAMA 35040

#58-22-9-31-2-002-061

THIS INSTRUMENT PREPARED BY:

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

WARRANTY DEED

State of Alabama

County of Shelby

KNOW ALL MEN BY THESE PRESENTS: That in consideration of ONE
HUNDRED EIGHT NINE THOUSAND FIVE HUNDRED AND NO/100 DOLLARS (\$189,500.00)
to the undersigned GRANTOR in hand paid by the GRANTEEES, whether
one or more, herein, the receipt of which is hereby acknowledged,
PRIMACY CLOSING CORPORATION, a Nevada Corporation, (herein
referred to as GRANTOR) does grant, bargain, sell and convey unto
TIMOTHY W. POWELL and JEAN P. POWELL (herein
referred to as GRANTEEES) as individual owner or as joint tenants,
with right of survivorship, if more than one, the following
described real estate, situated in the State of Alabama, County
of Shelby, to wit:

LOT 416 ACCORDING TO THE SURVEY OF SAVANNAH POINTE, SECTOR V,
PHASE I AS RECORDED IN MAP BOOK 26, PAGE 50 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.

Minerals and mining rights not owned by Grantors.

Non-Exclusive Easement in Deed Book 170, Page 169.

Restrictive Covenants in INST# 2000-1055.

\$ 180025.00 of the consideration was paid from the proceeds
of two mortgage loans closed simultaneously herewith.

**GRANTOR WARRANTS THAT THERE ARE NO OUTSTANDING CLAIMS FOR WORK,
LABOR OR MATERIALS AS RELATES TO THE SUBJECT PROPERTY..**

TO HAVE AND TO HOLD unto the said Grantee(s), his/her/their heirs
and assigns, forever; it being the intention of the parties to
this conveyance, that if more than one Grantee, then to the
Grantees as joint tenants with right of survivorship (unless the
joint tenancy hereby created is severed or terminated during the
joint lives of the Grantee(s) 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.

And GRANTOR does for itself and its successors and assigns
covenant with said Grantee(s), his/her/their heirs and assigns,
that it is lawfully seized in fee simple of said premises; that
they are free from all encumbrances, unless otherwise noted
above; that it has a good right to sell and convey that same as

aforesaid; that it will and its successors and assigns shall, warrant and defend the same to the said Grantee(s), his/her/their heirs, and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, GRANTOR by its VICE PRESIDENT who is authorized to execute this conveyance, hereto sets its signature and seal this 25th day of SEPTEMBER, 2003.

**PRIMACY CLOSING CORPORATION,
a Nevada Corporation**

by: R. A. Boswell

its: VICE PRESIDENT

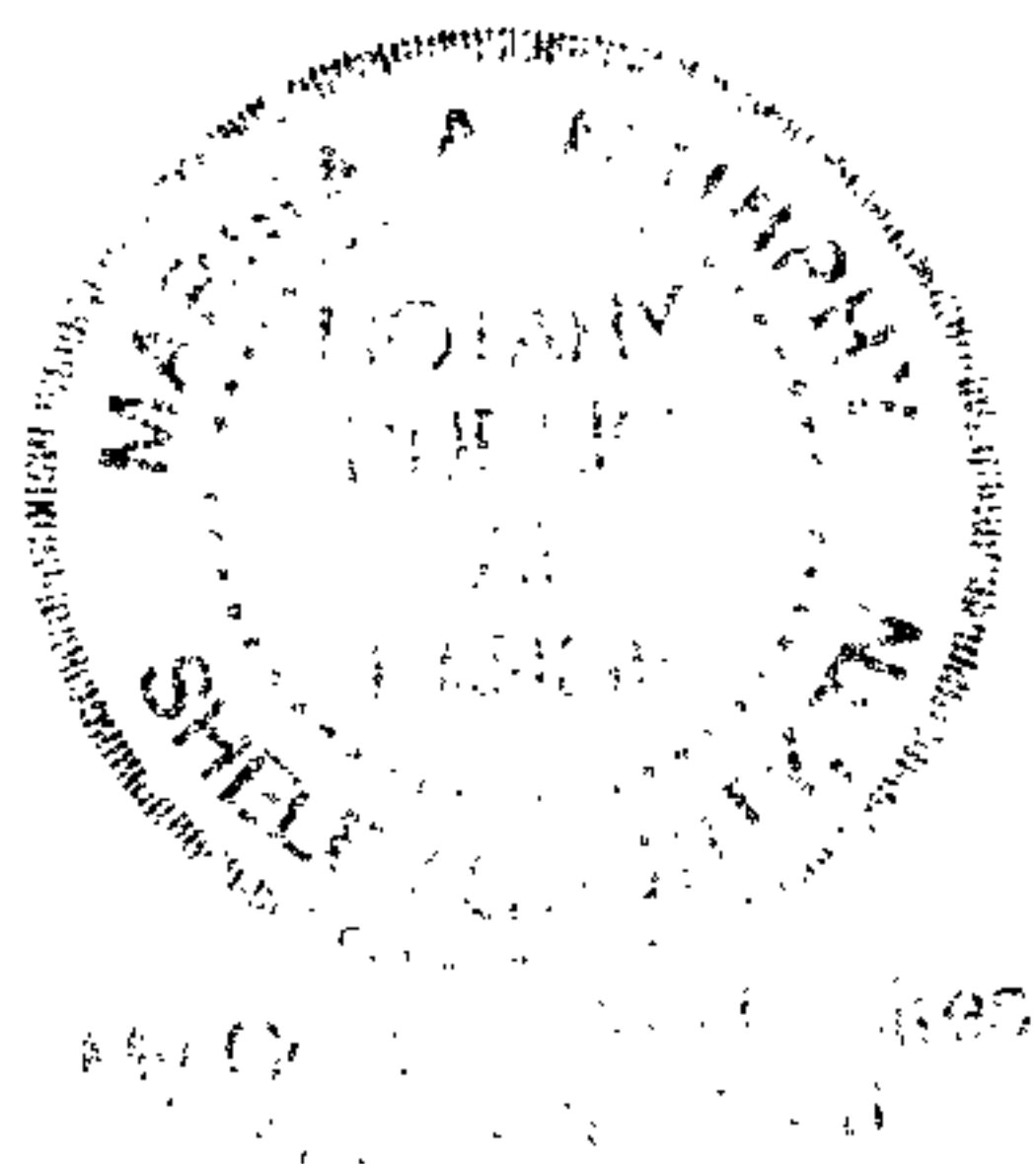
STATE OF TENNESSEE
COUNTY OF SHELBY

20031022000706440 Pg 2/2 23.50
Shelby Cnty Judge of Probate, AL
10/22/2003 08:58:00 FILED/CERTIFIED

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Ross A. Boswell whose name as Vice President of PRIMACY CLOSING CORPORATION, a Nevada Corporation, 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/she as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and seal this 25th day of Sept., 2003.

(SEAL)



Marina A. Murphy
Notary Public
Print Name: Marina A. Murphy
Commission Expires: 8-16-06
MUST AFFIX 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.