



**SEND TAX NOTICE** 01/23/2004 08:30:00 FILED/CERTIFIED

#10-4-17-0-004-043.000

**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 TWO  
HUNDRED NINTEY FIVE THOUSAND AND NO/100--- (\$295000.00)

to the undersigned Grantors in hand paid by the Grantee herein,  
the receipt of which is hereby acknowledged, we, **SHAWN R. RYAN**  
**and spouse, CHRISTINE RYAN** (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 43 ACCORDING TO THE SURVEY OF RIVER HIGHLANDS, AS RECORDED IN  
MAP BOOK 19, PAGE 111 IN THE PROBATE OFFICE OF SHELBY COUNTY,  
ALABAMA.

Subject to:

Advalorem taxes due October 01, 2003 and thereafter.

Building setback lines and easements as shown by recorded map.

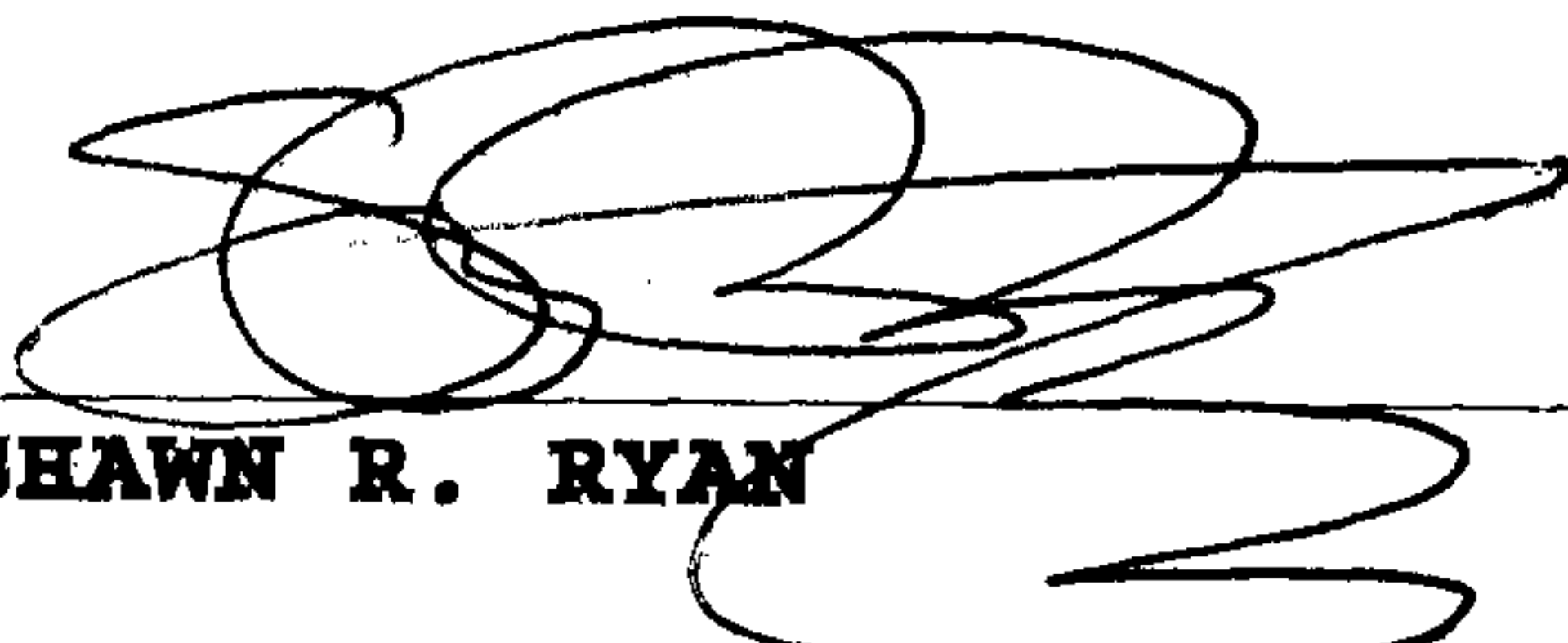
Sign Easement in INST# 1995-8299.


Restrictions and Covenants in INST# 1995-6139.

Title to all minerals within and underlying the premises,  
together with all mining rights and other rights, privileges and  
immunities relating thereto, together with any release of  
liability for injury or damage to persons or property as a result  
of the exercise of such rights in Deed Volume 121, Page 294; Deed  
Volume 235, Page 552 and Deed Volume 111, Page 625.

**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 24th day of DECEMBER, 2003.

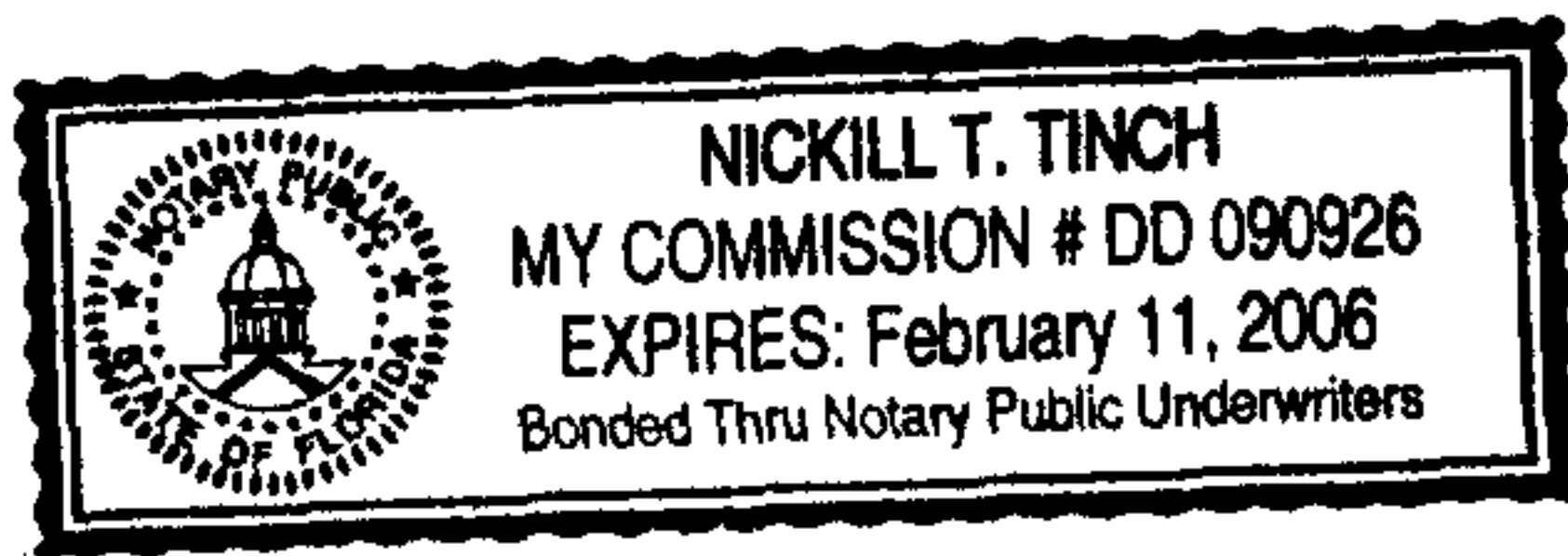
  
**SHAWN R. RYAN**

  
**CHRISTINE RYAN**

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **SHAWN R. RYAN** 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 24 day of Dec, 2003.



(SEAL)

Notary Public

Print Name: Nickill Tinch

Commission Expires: Feb 11, 06

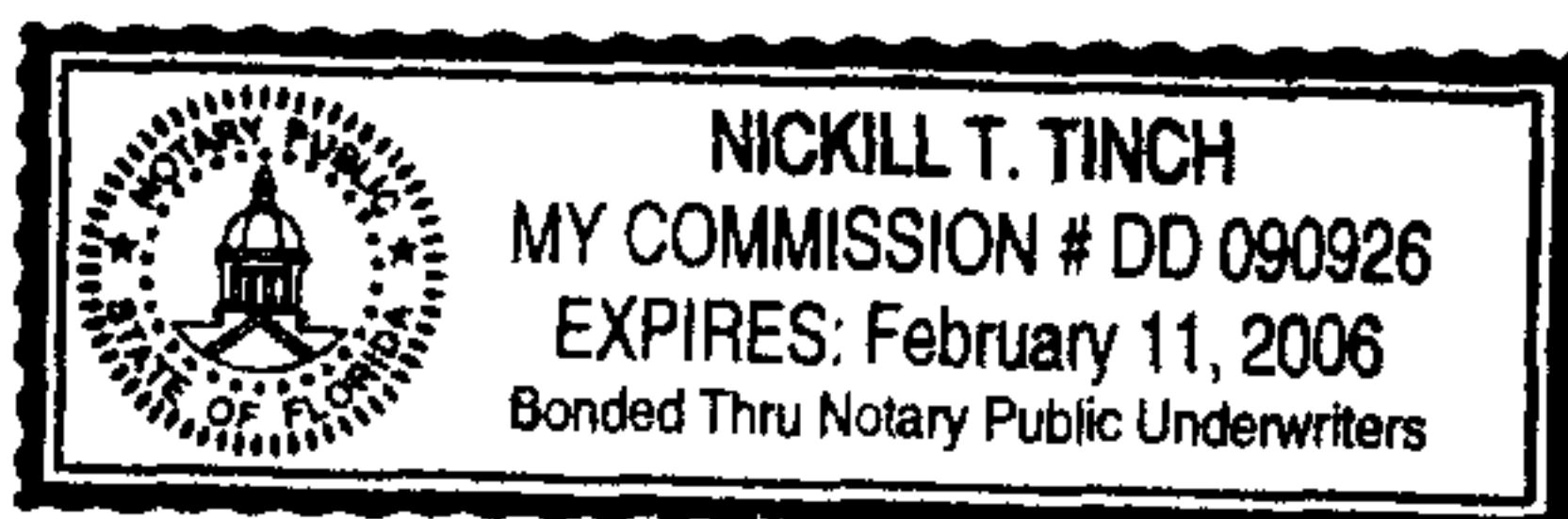
**MUST AFFIX SEAL**

**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.

STATE OF Florida  
COUNTY OF Dade

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **CHRISTINE RYAN** 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 24 day of Dec, 2003.



(SEAL)

Notary Public

Print Name: Nickill T Tinch

Commission Expires: Feb 11, 06

**MUST AFFIX SEAL**

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