

Consideration \$2,000.00

20040224000094760 Pg 1/2 51.00  
Shelby Cnty Judge of Probate, AL  
02/24/2004 12:22:00 FILED/CERTIFIED

## WARRANTY DEED

STATE OF ALABAMA  
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Ten Doolars and mo/100-  
\$( 10.00 ) in hand paid to the undersigned **PRIMACY CLOSING CORPORATION**, a corporation  
organized under the laws of Nevada, (herein referred to as **GRANTORS**) in hand paid by

Joseph L. Tain, Jr. and Marian T. Tain, husband and wife

, herein referred to as **GRANTEES**, herein the receipt and sufficiency of which are hereby acknowledged,  
Grantors do, by these presents, GRANT, BARGAIN, SELL and CONVEY unto GRANTEES, as joint tenants with  
right of survivorship, the following described real estate, situated in SHELBY County, ALABAMA, to-wit:

Lot 839, according to the Survey of Highland Lakes, 8th Sector, an Eddleman Community, as recorded  
in Map Book 23, Page 145, in the Probate Office of Shelby County, Alabama; being situated in 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 Lake, a Residential  
Subdivision, recorded in Instrument No. 1994-15147, in the Probate Office of Shelby County, Alabama (which,  
together with all amendments thereto, is hereafter collectively referred to as, the "Declaration").

### SUBJECT TO:

ADVALOREM TAXES DUE October 1, 2004 AND THEREAFTER.

TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH  
ALL MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES, IMMUNITIES AND RELEASE OF  
DAMAGES RELATING THERETO NOT OWNED BY GRANTORS.

RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

\$ 296,000.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A  
MORTGAGE LOAN.

TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs,  
executors, administrators and assigns forever.

The GRANTORS do for themselves, their heirs and assign, covenant with the said GRANTEES, their  
executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that they are free  
from all encumbrances, except as noted above; that they have a good right to sell and convey the same as aforesaid;  
and that they will and their heirs, executors, administrators and assigns forever warrant and defend against the  
lawful claims of all persons.

IN WITNESS WHEREOF, Ross A. Boswell, has hereunto set his hand and seal this  
27th day of January, 20 04.

PRIMACY CLOSING CORPORATION, a corporation organized under the laws of Nevada

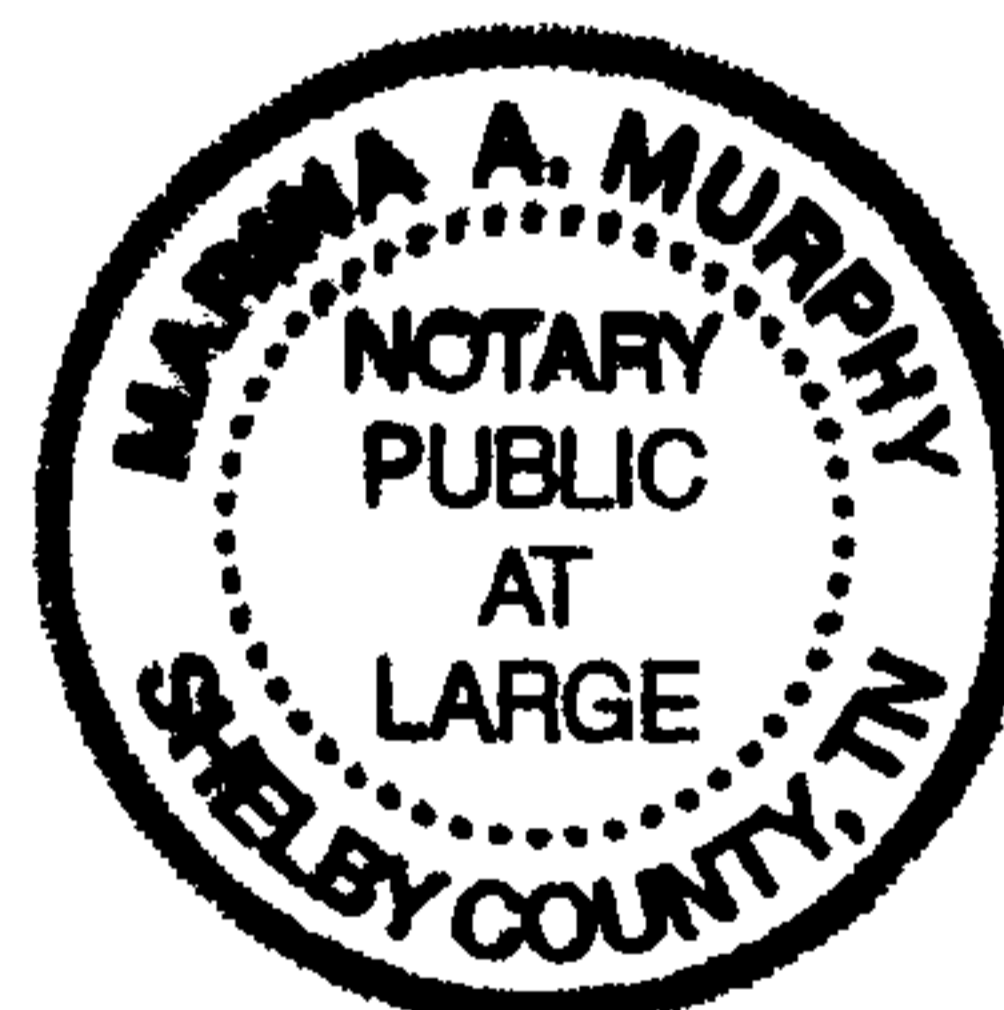
R. A. B.  
GRANTOR

STATE OF TN  
COUNTY OF Shelby

I, the undersigned authority, A Notary Public in and for said State at Large hereby certify that  
PRIMACY CLOSING CORPORATION, a corporation organized under the laws of Nevada, Grantor, 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/she/they executed same voluntarily on the day the same bears date.  
by Ross A. Boswell, Vice President

Given under my hand and official seal this 27th day of JANUARY, 2004.

Maura A. Murphy  
NOTARY PUBLIC  
My Commission Expires: 8-16-08



My Commission Expires  
August 16, 2008

GRANTEE'S ADDRESS:

\_\_\_\_\_  
\_\_\_\_\_

THIS INSTRUMENT PREPARED BY: