


SEND TAX NOTICE TO:

BAO QING LIN
1937 RIVER WAY DRIVE
BIRMINGHAM, ALABAMA 35244-1418
#11-7-26-0-002-073

THIS INSTRUMENT PREPARED BY:

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


20040423000209640 Pg 1/2 87.50
Shelby Cnty Judge of Probate,AL
04/23/2004 08:21:00 FILED/CERTIFIED

WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS: That in consideration of TWO
HUNDRED FORTY FIVE THOSAND AND NO/100 (\$ 245,000.00)

to the undersigned GRANTOR in hand paid by the GRANTEES, 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
BAO QING LIN and GENG SHENG HUANG (herein

referred to as GRANTEES) 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 262, ACCORDING TO THE SURVEY OF NINTH ADDITION TO RIVERCHASE
COUNTRY CLUB AS RECORDED IN MAP BOOK 8, PAGE 46 A & B 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.

Restrictions in Misc. Book 14, Page 556; Misc. Book 17, Page 550;
Misc. Book 34, Page 549; and Real Volume 110, Page 375.

Agreement with Alabama Power Company for underground residential
distribution recorded in Misc. Book 41, Page 803.

Right of Way granted Alabama Power Company in Deed Book 333, Page
512.

Terms, agreements and right of way to Alabama Power Company in
Misc. Book 41, Page 802.

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 in Deed Book
127, Page 140.

\$ 171500.00 of the consideration was paid from the proceeds
of a mortgage loan 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 2nd day of MARCH, 2004.

**PRIMACY CLOSING CORPORATION,
a Nevada Corporation**

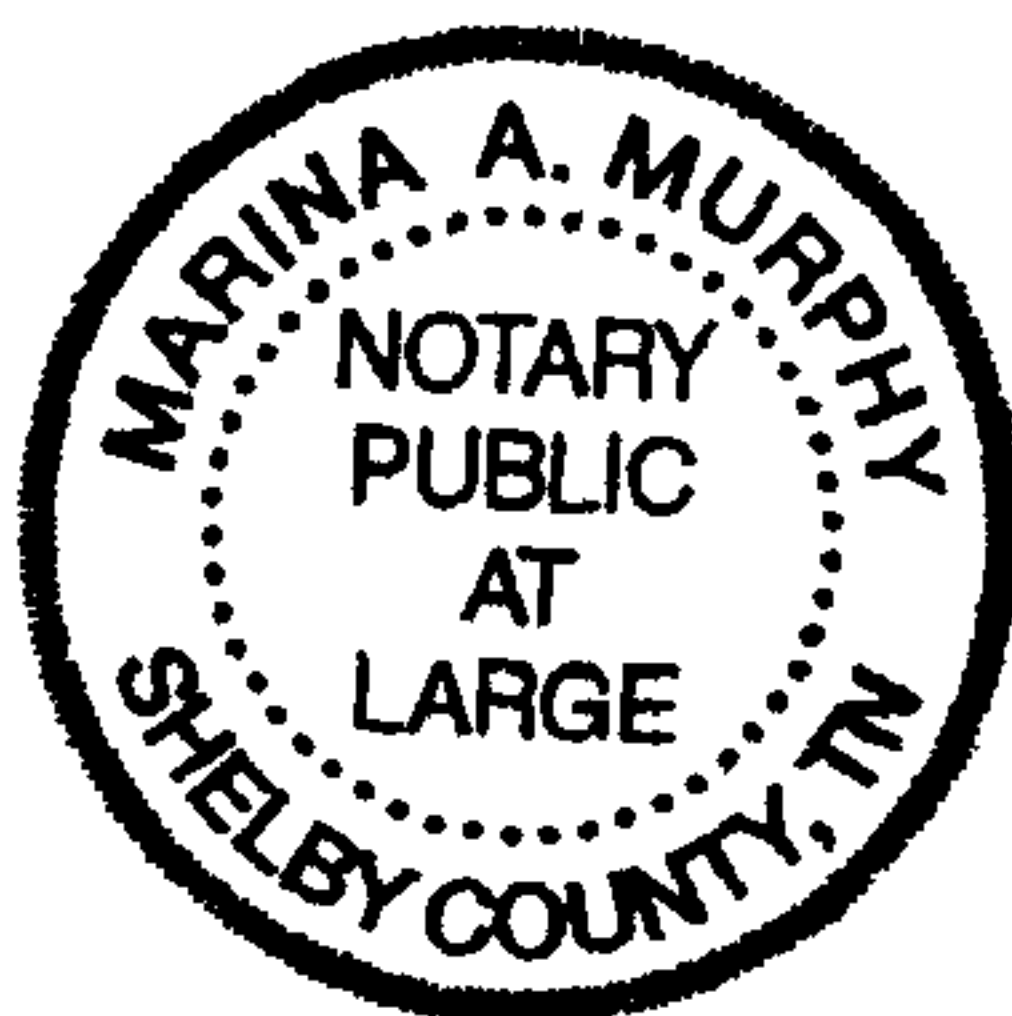
by: R. A. Boswell
its: VICE PRES.

20040423000209640 Pg 2/2 87.50
Shelby Cnty Judge of Probate, AL
04/23/2004 08:21:00 FILED/CERTIFIED

STATE OF TENNESSEE
COUNTY OF SHELBY

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 2nd day of March, 2004.



(SEAL)

My Commission Expires
August 16, 2006

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.