


**SEND TAX NOTICE TO:**

CHRISTOPHER E. BURKE / JENNIFER L. BURKE  
5187 RED FERN WAY  
BIRMINGHAM, ALABAMA 35242  
#

**THIS INSTRUMENT PREPARED BY:**

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

  
20040712000383480 Pg 1/2 24.00  
Shelby Cnty Judge of Probate, AL  
07/12/2004 12:17:00 FILED/CERTIFIED

**WARRANTY DEED**

State of Alabama  
County of Shelby

**KNOW ALL MEN BY THESE PRESENTS:** That in consideration of ONE  
HUNDRED NINETY NINE THOUSAND AND NO/100 DOLLARS (\$ 199,000.00)  
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  
CHRISTOPHER E. BURKE and JENNIFER L. BURKE (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 25, ACCORDING TO THE SURVEY OF MEADOW BROOK 9<sup>TH</sup> SECTOR AS  
RECORDED IN MAP BOOK 8, PAGE 150 IN THE PROBATE OFFICE OF SHELBY  
COUNTY, ALABAMA.

Subject to:

Advalorem taxes due October 01, 2004 and thereafter.

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

Right of Way granted Alabama Power Company in Deed Book 353, Page  
975.

Terms, agreements and right of way to Alabama Power Company in  
Misc. Volume 54, Page 170.

Agreement with Alabama Power Company relating to Underground  
Residential Distribution in Misc. Volume 54, Page 166.

Protective Covenants and Restrictions as recorded in Misc. Volume  
52, Page 542.

Title to all minerals and mining rights and other rights  
appertaining thereto, including a release of damages, if any,  
contained in Deed Book 127, Page 140.

\$ 189000.00 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 15th day of JUNE, 2004.

**PRIMACY CLOSING CORPORATION,  
a Nevada Corporation**

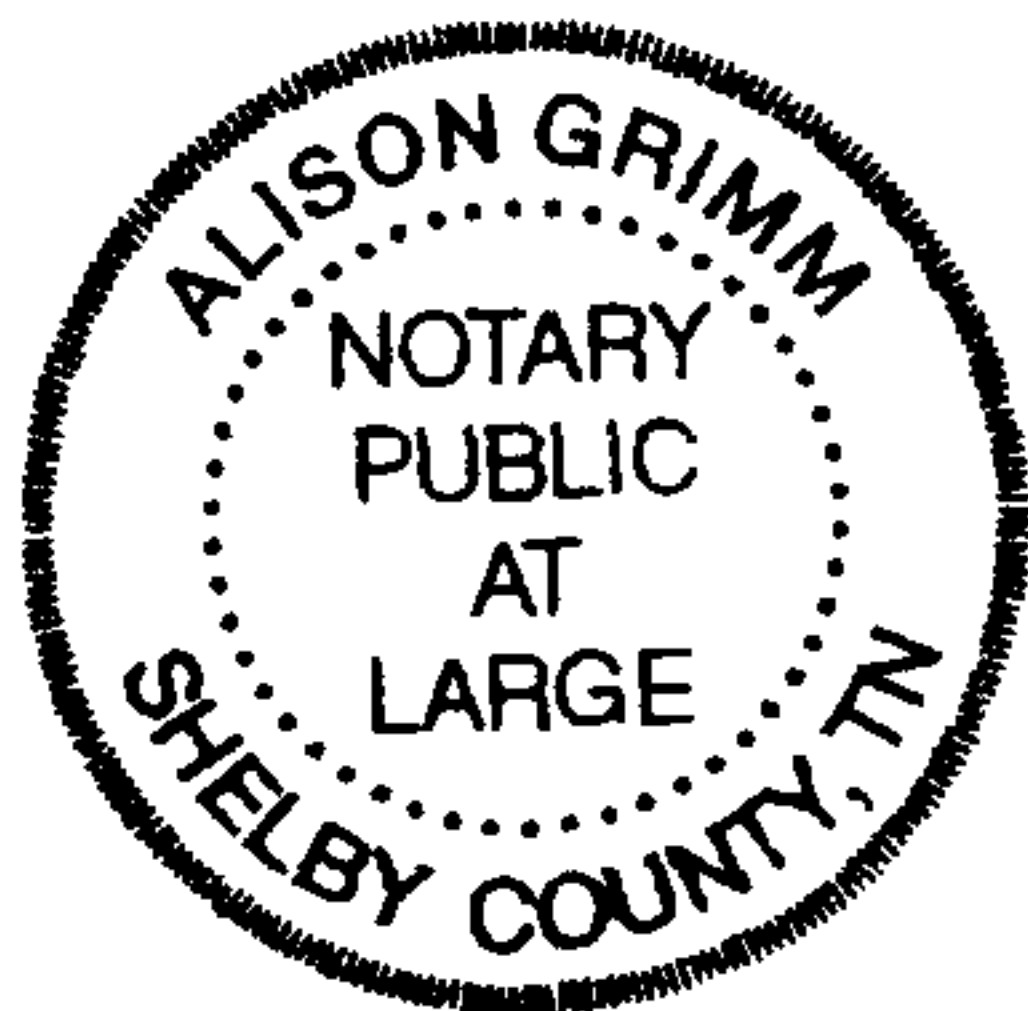
by: R. A. B.  
its: VICE PRESIDENT

STATE OF TENNESSEE  
COUNTY OF SHELBY

20040712000383480 Pg 2/2 24.00  
Shelby Cnty Judge of Probate, AL  
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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 15<sup>th</sup> day of June, 2004.



(SEAL)

Alison Grimm  
Notary Public  
Print Name: Alison Grimm  
Commission Expires: 9-27-06  
**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.