

Send tax notice to:

TIMOTHY S. HAMNER
257 OAK FOREST TRAIL
PELHAM, ALABAMA 35124

This instrument prepared by:
Stewart & Associates, P.C.
3595 Grandview Pkwy, #350
Birmingham, Alabama 35243

STATE OF ALABAMA
COUNTY SHELBY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of **TWO HUNDRED SEVENTY NINE THOUSAND NINE
HUNDRED ***** AND 00/100 (\$279,900.00) in hand paid to the undersigned, PRIMACY CLOSING CORPORATION, a corporation existing under the laws of Nevada (hereinafter referred to as "Grantor") by TIMOTHY S. HAMNER and MARILYN A. HAMNER (hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, 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 7, ACCORDING TO THE SURVEY OF OAK FOREST, AS RECORDED IN MAP BOOK 25, PAGE 111, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 200_ AND THEREAFTER.
RESTRICTIONS, COVENANTS AND CONDITIONS AS SHOWN BY RECORDED MAP AND OF RECORD.
MINERAL AND MINING RIGHTS NOT OWNED BY GRANTORS.

\$ 265,900.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

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

The Grantor does for itself, its successors and assigns, covenant with the Grantees, their successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor, PRIMACY CLOSING CORPORATION, a corporation existing under the laws of Nevada by Ross A. Boswell its Vice President, who is authorized to execute this conveyance, has hereunto set its signature and seal on this the 21st day of June, 2004.

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

By: Ross A. Boswell

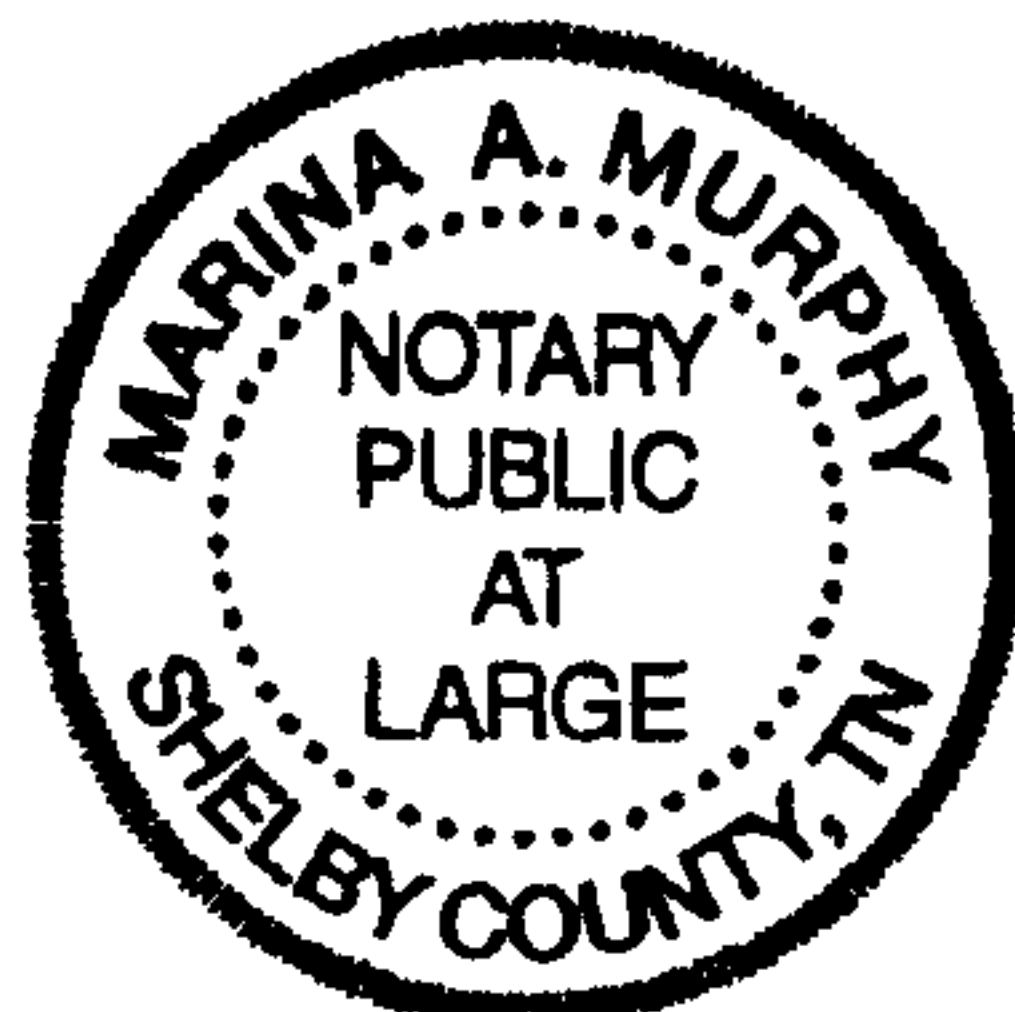
ITS Vice President

STATE OF TN
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 corporation existing under the laws of Nevada is signed to the foregoing instrument, and who known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this the 21ST day of June.

[NOTARIAL SEAL]



My Commission Expires
August 16, 2008

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