

Send tax notice to:

This instrument prepared by:  
Stewart & Associates, P.C.  
5336 Stadium Trace Pkwy,  
#104  
Hoover, Alabama 35244

STATE OF ALABAMA  
COUNTY SHELBY

*H 136900<sup>00</sup>*

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ten Dollars AND NO/100 Dollars (\$10.00) in hand paid to the undersigned, TODD M. ATKINSON AND SPOUSE, COLLEEN M. ATKINSON (hereinafter referred to as "Grantors") by PRIMACY CLOSING CORPORATION, a corporation existing under the laws of Nevada (hereinafter referred to as Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in SHELBY County, Alabama, to-wit:

LOT 11, ACCORDING TO THE MAP AND SURVEY OF SOUTH FORTY, A RESIDENTIAL SUBDIVISION, AS RECORDED IN MAP BOOK 11, PAGE 102, 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.

RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY AS RECORDED IN DEED BOOK 101, PAGE 121; DEED BOOK 129, PAGE 40; DEED BOOK 167, PAGE 313 AND CORRECTED BY REAL VOLUME 181, PAGE 606.

TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO, INCLUDING RELEASE OF DAMAGES, AS RECORDED IN DEED BOOK 76, PAGE 81 AND DEED BOOK 324, PAGE 391.

The Grantors do for themselves, their heirs and assigns, covenant with Grantee, his heirs, executors, administrators and assigns, that it is 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 against the lawful claims of all persons.

TO HAVE AND TO HOLD to Grantee, her/his heirs, executors, administrators  
and assigns forever.

IN WITNESS WHEREOF, Grantors have set their signatures on this the 28<sup>th</sup>  
day of June 2004.

Todd M. Atkinson  
TODD M. ATKINSON

Colleen M. Atkinson  
COLLEEN M. ATKINSON

STATE OF Alabama  
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby  
certify that TODD M. ATKINSON, whose name is signed to the foregoing instrument,  
and who is known to me, acknowledged before me on this day, that, being informed of  
the contents of the said instrument, he executed the same voluntarily on the day the same  
bears date.

Given under my hand and official seal this the 28 day of June 04.

Melissa J. Harris  
Notary Public  
Print Name:  
Commission Expires:

[NOTARIAL SEAL]

STATE OF Alabama  
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby  
certify that COLLEEN M. ATKINSON, whose name is signed to the foregoing  
instrument, and who is known to me, acknowledged before me on this day, that, being  
informed of the contents of the said instrument, she executed the same voluntarily on the  
day the same bears date.

Given under my hand and official seal this the 28 day of June 2004.

Melissa J. Harris  
Notary Public  
Print Name:  
Commission Expires:

[NOTARIAL SEAL]