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20050302000098320 Pg 1/2 308.00  
Shelby Cnty Judge of Probate, AL  
03/02/2005 10:54:00 FILED/CERTIFIED

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## WARRANTY DEED

State of Alabama)  
Shelby County)

### *KNOW ALL MEN BY THESE PRESENTS:*

That in consideration of \$294,000.00 to the undersigned Grantor(s), in hand paid by the Grantee(s) herein, the receipt and sufficiency of which are hereby acknowledged, Thomas Leonard and Kyung Leonard, husband and wife, (herein referred to as "Grantor(s)"), does hereby grant, bargain, sell, and convey unto Primacy Closing Corporation, a corporation organized under the laws of Nevada, herein referred to as "Grantee(s)", the following described real property situated in Shelby County, Alabama, to-wit:

**Lot 805, according to the Survey of Eagle Point, 8th Sector, Phase 1, as recorded in Map Book 24 page 127 A & B in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.**

TO HAVE AND TO HOLD to the said Grantee(s), their heirs and assigns forever. And I/we do for ourselves and for our successors and assigns covenant with the said Grantee(s), their heirs and assigns, that I/we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I/we have a good right to sell and convey the same as aforesaid; that I/we will and our successors and assigns shall warrant and defend the same to the said Grantee(s), their heirs assigns forever, against the lawful claims of all persons.

CLAYTON T. SWEENEY, ATTORNEY AT LAW

IN WITNESS WHEREOF, I/we have hereunto set my/our hand(s) and seal(s) this 9 day of December, 2004.

Thomas Leonard

Thomas Leonard

Kyung H. Leonard

Kyung Leonard

THE STATE OF Alabama }  
COUNTY OF Talladega }

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I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **Thomas Leonard**, 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 instrument, \_\_\_\_\_ executed the same voluntarily on the day the same bears date. Give under my hand and official seal this 9 day of December, 2004.

Stacie Jones  
Notary Public:

My Commission expires: 5-17-05

THE STATE OF Alabama }  
COUNTY OF Talladega }

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **Kyung Leonard**, 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 instrument, \_\_\_\_\_ executed the same voluntarily on the day the same bears date. Give under my hand and official seal this 9 day of December, 2004.

Stacie Jones  
Notary Public:

My Commission expires: 5-17-05