SEND TAX NOTICE TO:

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20050407000162180 1/2 $338.50
Shelby Cnty Judge of Probate,AL
04/07/2005 08:54:27AM FILED/CERT

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

WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS: That in consideration of THREE HUNDRED TWENTY FOUR THOUSAND FIVE HUNDRED FORTY ONE AND NO/100 DOLLARS ($324,541.00) to the undersigned Grantors in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, we, **MATTHEW C. PALMGREN and spouse, GAIL N. PALMGREN**(herein referred to as Grantors) do grant, bargain, sell and convey unto **PRIMACY CLOSING CORPORATION, a Nevada corporation** (herein referred to as Grantee), the following described real estate, situated in the State of Alabama, County of Shelby, to wit:

LOT 2053 ACCORDING TO THE SURVEY OF LAKE POINT ESTATES, 1ST ADDITION AS RECORDED IN MAP BOOK 17, PAGE 14 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA
Subject to:
Advalorem taxes due October 01, 2005 and thereafter.
Building setback lines and easements as shown by recorded map.
Minerals and mining rights not owned by Grantors.
Restrictions in MISC. BOOK 14, PAGE 536; amended in MISC. BOOK 17, PAGE 550; MISC. BOOK 34, PAGE 549, and INST# 1993-09093.
Right of Way granted Alabama Power Company in Volume 311, Page 801; and INST# 1993-24508.
Easement for Alabama Power Company in INST# 1993-24588.
Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights in Volume 127, Page 140.

TO HAVE AND TO HOLD unto the said Grantee its successors and assigns, forever; And I/we do for myself/ourselves and for my/our heirs, executors, and administrators covenant with said Grantee, its successors and assigns, that I/we am/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 that same as aforesaid; that I/we will and my/our heirs, executors and administrators shall, warrant and defend the same to the said Grantee, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I/We have hereunto set my/our hand(s) and seal(s), this 28th day of JANUARY, ~~2004~~ 2005.

MATTHEW C. PALMGREN

GAIL N. PALMGREN

STATE OF Alabama
COUNTY OF Shelby

Shelby County, AL 04/07/2005
State of Alabama

Deed Tax:$324.50

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **MATTHEW C. PALMGREN** whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 28 day of JAN., 2005.

Notary Public
Print Name: Michael E. Gedgoudas
Commission Expires: 8-11-08
(SEAL) ***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.

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Shelby Cnty Judge of Probate, AL
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STATE OF Alabama
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **GAIL N. PALMGREN** whose name 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 28 day of JAN, 2005.

Notary Public
Print Name: Michael E. Gedgoudas
Commission Expires: 8-11-08
(SEAL) ***MUST AFFIX SEAL***

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