SEND TAX NOTICE TO:

JIMMY A. TAYLOR
MARTHA TAYLOR

10 AUGUSTA WAY B'HAM, AL 35242
#58-03-7-26-0-000-001

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

20050503000209910 1/2 $1164.00
Shelby Cnty Judge of Probate,AL
05/03/2005 08:40:22AM FILED/CERT

WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS: That in consideration of ONE MILLION ONE HUNDRED FIFTY THOUSAND AND NO/100 DOLLARS ($1,150,000.00) 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 JIMMY A. TAYLOR and MARTHA TAYLOR (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, Shelby County of, to wit:

LOT 151 ACCORDING TO THE MAP OF SHOAL CREEK SUBDIVISION AS RECORDED IN MAP BOOK 6, PAGE 150 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Subject to:
Advalorem taxes due October 01, 2003 and thereafter.
Building setback lines, easements and restrictions as shown by recorded map.
Minerals and mining rights not owned by Grantors.
Restrictions, covenants and conditions in Misc. Book 12, Page 852; Misc. Book 15, Page 840; Misc. Book 19, Page 861; Misc. Book 23, Page 564; Real Book 298, Page 889; and Real book 370, Page 938.
Easements to South Central Bell in Deed Book 356, Page 420, and Deed Book 306, Page 242.
Easements to Alabama Power Company in Deed Book 318, Page 588 and Real Book 333, Page 237.
Easements to Water Works Board of the City of Birmingham in Deed Book 301, Page 298; INST# 1998-34388; and Real Book 116, Page 934.
Agreement with Alabama Power Company as to underground cables in Real Book 140, Page 719; Real Book 142, Page 178; and Deed Book 308, Page 651; and Covenants pertaining thereto in Real Book 133, Page 599.

$ Ø 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

Shelby County, AL 05/03/2005
State of Alabama
Deed Tax:$1150.00

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 ____ day of APRIL 25, 2003.

PRIMACY CLOSING CORPORATION,
a Nevada Corporation

by: _____

its: VICE PRESIDENT

20050503000209910 2/2 $1164.00
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STATE OF TENNESSEE
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 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 25th day of April, 2005.

MARINA A. MURPHY
NOTARY PUBLIC AT LARGE
SHELBY COUNTY, TN
My Commission Expires
August 16, 2006

(SEAL)

_____
Notary Public
Print Name: Marina A. Murphy
Commission Expires: _____
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.