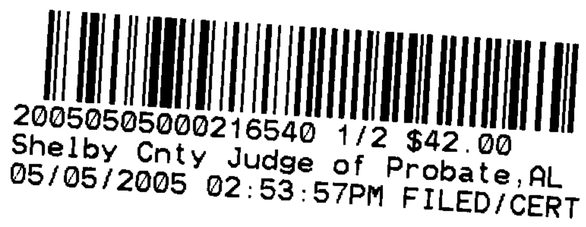
SEND TAX NOTICE TO:
BRIAN S. ROGERS
DEBBIE K. ROGERS
6213 SHADES POINTE LANE, HOOVER, AL 35244
#41-6-1-1-12.010-RR
#13-3-06-0-001-001.004

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


20050505000216540 1/2 $42.00
Shelby Cnty Judge of Probate,AL
05/05/2005 02:53:57PM FILED/CERT

WARRANTY DEED

State of Alabama
County of Jefferson and Shelby

KNOW ALL MEN BY THESE PRESENTS: That in consideration of TWO HUNDRED SEVENTY SIX THOUSAND AND NO/100 DOLLARS ($276,000.00) 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 BRIAN S. ROGERS and DEBBIE K. ROGERS (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, County of Jefferson and Shelby, to wit:
LOT 11, ACCORDING TO THE AMENDED MAP OF SHADES POINTE, FIRST SECTOR AS RECORDED IN JEFFERSON COUNTY, ALABAMA, BESSEMER DIVISION MAP BOOK 27, PAGE 18 AND SHELBY COUNTY, ALABAMA MAP BOOK 21, PAGE 40.
Subject to:
Advalorem taxes due October 01, 2005 and thereafter.
Building setback lines as shown by recorded map.
RESTRICTIONS IN BESSEMER REAL 802, PAGE 453 AND SHELBY COUNTY BOOK 390,PAGE 675.
BY-LAWS OF SHADES POINTE HOMEOWNERS' ASSOCIATION, NC. IN BESSEMER REAL 802, PAGE 487.
RIGHT OF WAY GRANTED ALABAMA POWER COMPANY IN BESSEMER VOLUME 368, PAGE 278.
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 LIABILIY FOR INJURY OR DAMAGE TO PERSONS OR PROPERTY AS A RESULT OF THE EXERCISE OF SUCH RIGHTS AS RECORDED IN BESSEMER VOLUME 341, PAGE 104.
$ 248,400.00 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 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 2nd day of MAY, 2005.

PRIMACY CLOSING CORPORATION,
a Nevada Corporation

by: _____

its: VICE PRESIDENT

20050505000216540 2/2 $42.00
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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 Pres 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 2 day of May, 2005.

PHYLLIS WRIGHT
NOTARY PUBLIC AT LARGE
SHELBY COUNTY, TN
My Commission Expires Oct. 16, 2007

Notary Public
Print Name: Phyllis Wright
Commission Expires: 10/16/07

(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.

Shelby County, AL 05/05/2005
State of Alabama

Deed Tax:$28.00