20050711000346490 1/3 $18.00
Shelby Cnty Judge of Probate,AL
07/11/2005 03:55:52PM FILED/CERT

SEND TAX NOTICE TO:

_____

_____

_____

#58-13-7-35-3-001-002.039

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 ONE HUNDRED EIGHTY NINE THOUSAND AND NO/100 DOLLARS ($189,000.00) 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 SARAH ELIZABETH MORRIS and JAMES MORRIS (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 Shelby, to wit:
THE PROPERTY CONVEYED BY THIS DEED IS DESCRIBED ON EXHIBIT "A" ATTACHED HERETO, MADE A PART HEREOF AND INCORPROATED HEREIN FOR ALL PURPOSES.
$ALL 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 _____ who is authorized to execute this conveyance, hereto sets its signature and seal this ____ day of _____, 2005.

PRIMACY CLOSING CORPORATION,
a Nevada Corporation

by: _____

its: V.P. _____

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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 20th day of June, 2005.

ALISON GRIMM
NOTARY PUBLIC AT LARGE
SHELBY COUNTY, TN
My Commission Expires
September 27, 2006

(SEAL)

Notary Public
Print Name: Alison Grimm
Commission Expires: 9-27-06
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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EXHIBIT "A"

532 OLD TOWNE LANE

Lot 28, according to the survey of Olde Towne Forest-First Addition, as recorded in Map Book 9 page 170, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Less and Except:

A part of Lot 28 Olde Towne Forest-First Addition, as recorded in Map Book 9, page 170, in the Office of the Judge of Probate of Shelby County, Alabama, being more particularly described as follows:

Commence at the Westernmost corner of said Lot 28, also being the Northernmost corner of Lot 27 in said Olde Towne Forest-First Addition; thence run in a Southeasterly direction along the Southwest line of said Lot 28 and also along the Northeast line of said Lot 27 for a distance of 128.98 feet to an iron pin set at the point of beginning; thence continue along last stated course for a distance of 74.13 feet to an iron pin found at the Southernmost corner of Lot 28; thence turn an angle to the left of 58 deg. 44 min. 00 sec. and run in a Northeasterly direction along the Southeast line of said Lot 28 and also along the Northwest line of Lots 25 and 24 in said Olde Towne Forest-First Addition for a distance of 74.41 feet to an iron pin set; thence turn an angle to the left of 154 deg. 12 min. 37 sec. and run in a Westerly direction for a distance of 89.58 feet to an iron pin set; thence turn an angle to the right of 11 deg. 19 min. 41 sec. and run in a Northwesterly direction for a distance of 40.42 feet to the point of beginning.

SUBJECT TO:
ADVALOREM TAXES DUE OCTOBER 01, 2005

Building setback line of 35 feet reserved from 7th Street N.W. as shown by plat.

Easements as shown by recorded plat, including 20 foot easement running through said lot and 7.5 feet on the Southeasterly and Southwesterly side of the land.

Restrictions, covenants and conditions as set out in Instrument(s) recorded in Real 57 page 939 in the Probate Office.

Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed Book 134 page 209 and Deed Book 131 page 142in the Probate Office.

Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Inst. No. 1997-29065 in the Probate Office.

Power Pole on the North side of lot as shown on survey on Amos Cory dated 1/27/87.

Restrictions, limitations, conditions and other provisions as set out in Map Book 9 page 170 in the Probate Office.