SEND TAX NOTICE TO:
DAVID K.RUMPH
4906 Meadowbrook Way
Birmingham, AL 35242
#09-3-06-0-001-001.048

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

20060620000296120 1/2 $26.50
Shelby Cnty Judge of Probate,AL
06/20/2006 04:00:26PM FILED/CERT

Shelby County, AL 06/20/2006
State of Alabama

Deed Tax:$12.50

WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS: That in consideration of TWO HUNDRED FOURTY FOUR THOUSAND NINE HUNDRED ($ 244,900.00) 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 DAVID K. RUMPH AND SPOUSE, ROREE K. RUMPH (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:
LOT 85, ACCORDING TO THE MAP OF MEADOW BROOK. SECOND SECTOR, FIRST PHASE AS RECORDED IN MAP BOOK 7, PAGE 65 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
Subject to:
Advalorem taxes due October 01, 2006 and thereafter.
Building setback lines, easements and restrictions as shown by recorded map.
Minerals and mining rights not owned by Grantors.
Right of Way granted Alabama Power Company in Deed Book 313, Page 862; Deed Book 313, Page 864; and Deed Book 313, Page 872.
Restrictions in Misc. Book 21, Page 742; and Misc. Book 25, Page 825.
Agreement with Alabama Power Company in Misc. Book 48, Page 880.
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 as recorded in Deed Book 66, Page 34 and Deed Book 315, Pages 669 and 830.

$ 232,655.00 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 31ST day of May, 2006.

PRIMACY CLOSING CORPORATION,
a Nevada Corporation

by: _____

its: VP

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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 N. 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 18th day of May, 2006.

(SEAL)

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

Notary Public
Print Name: Marina A Murphy
Commission Expires: 8-16-06
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.