SEND TAX NOTICE TO:
WILLIAM G. FORSYTH, III etal
2304 amberly woods Trace
HELENA, AL 35080
#13-8-27-3-000-001.013

THIS INSTRUMENT PREPARED BY:
Gene W. Gray, Jr.
2100 SouthBridge Parkway, #338
Birmingham, Alabama 35209
(205)879-3400

20070208000059120 1/2 $182.00
Shelby Cnty Judge of Probate,AL
02/08/2007 08:55:29AM FILED/CERT

Shelby County, AL 02/08/2007
State of Alabama

Deed Tax:$168.00

WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS: That in consideration of ONE HUNDRED SIXTY EIGHT THOUSAND AND NO/100---------- ($168,000.00) 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 **MARK GARNER, AN UNDIVIDED 99.0% INTEREST and WILLIAM G. FORSYTH, III (**** 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: **** an undivided 1.0% INTEREST**

LOT 13, ACCORDING TO THE SURVEY OF AMBERLY WOODS, 2ND SECTOR, AS RECORDED IN MAP BOOK 20, PAGE 10 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Subject to:
Advalorem taxes due October 01, 2006 and thereafter.
Restrictions, Building setback lines and easements as shown by recorded map.
Minerals and mining rights not owned by Grantors.
Declaration of Protective Covenants in INST# 1995/16236.
Easement to the Town of Helena in Real Volume 258, Page 712.
Right of Way granted Alabama Power Company in Real Volume 220, Page 449.
Restrictive Covenants and Grant of Land Easement for underground Facilities to Alabama Power Company in INST# 1997/19420.
Terms, Agreements and Right of Way to Alabama Power Company in INST# 1995/12812.
Right of Way granted to South Central Bell Telephone Company in Deed Book 336, Page 226.
Easement to Colonial Pipeline in Deed Book 267, Page 830.
Cathodic Protection Facility Easement in favor of Colonial Pipeline Company in Book 286, Page 81.
Easement and Right of Way in Real Volume 150, Page 652.
Reservation of Roadway and Utilities in Real Volume 108, Page 341.

$_____**none**_____ 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 21 day of December, 2006.

PRIMACY CLOSING CORPORATION,
a Nevada Corporation

by: _____

its: VP

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 Bissell whose name as V 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 21 day of Dec, 2006.

Nevadia E Ashley

Notary Public
Print Name: Nevadia E Ashley
Commission Expires: 6-29-10
MUST AFFIX SEAL

(SEAL)

NEVADIA E. ASHLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY
MY COMMISSION EXPIRES JUNE 29, 2010

20070208000059120 2/2 $182.00
Shelby Cnty Judge of Probate, AL
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