20070411000167780 1/2 $195.50
Shelby Cnty Judge of Probate, AL
04/11/2007 01:56:08PM FILED/CERT

Shelby County, AL 04/11/2007
State of Alabama

Deed Tax:$181.50

THIS INSTRUMENT PREPARED BY:
Gene W. Gray, Jr.
2100 SouthBridge Parkway, #338
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 - ONE THOUSAND TWO HUNDRED FIFTY AND NO/100--------- ($181, 250) to the undersigned Grantors in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, we, **PAUL R. DEUCHAR and spouse, CHRISTINA DEUCHAR** (herein referred to as Grantors) do grant, bargain, sell and convey unto **PRIMACY CLOSING CORPORATION, a Nevada corporation** (herein referred to as Grantee), the following described real estate, situated in the State of Alabama, County of Shelby , to wit:

LOT 1431 ACCORDING TO THE SURVEY OF OLD CAHABA IV 2ND ADDITION, PHASE TWO AS RECORDED IN MAP BOOK 33, PAGE 129 IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

Subject to:

- Advalorem taxes due October 01, 2007 and thereafter.
- Restrictions appearing of record in Instrument # 20040813000455150.
- Right of Way granted to Shelby County, Alabama as recorded in Deed Book 155, Page 331; Deed Book 155, Page 425; Lis Pendens 2, Page 165 and Deed Book 156, Page 203.
- Right of way to Alabama Power Company as set out in instrument(s) recorded in Deed Book 138, Page 309; Deed Book 131, Page 447; Deed Book 247, Page 853; Deed Book 127, Page 408; Deed Book 134, Page 85; Deed Book 230, Page 113; Deed Book 139, Page 238; Deed Book 257, Page 213 and Real Book 46, Page 69.
- 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 15, Page 415; Deed Book 61, Page 164; Real Book 133, Page 277 and Real Book 321, Page 629.
- Basement to Plantation Pipe Line recorded in Deed Book 112, Page 584 and Deed Book 257, Page 213.
- Right of way to McKenzie Mineral Methane Corporation recorded in Deed Book 259, Page 610.
- Terms, agreements and right of way to Alabama Power Company as recorded in Instrument #20040629000355140 and Instrument # 20040910000506080.
- Restrictions, limitations and conditions as shown on recorded map, including the release of damages for potential natural lime sink holes.

TO HAVE AND TO HOLD unto the said Grantee its successors and assigns, forever; And we do for ourselves and for our heirs, executors, and administrators covenant with said Grantee, its successors and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey that same as aforesaid; that we will and our heirs, executors and administrators shall, warrant and defend the same to the said Grantee, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, We have hereunto set our hands and seals, this 26 day of Feb, 2007.

Paul R. Deuchar

Christina Deuchar

PAUL R. DEUCHAR **CHRISTINA DEUCHAR**

STATE OF Oklahoma
COUNTY OF Tulsa

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **PAUL R. DEUCHAR** whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 26 day of Feb, 2007.

JEANNEAN L. MILLER
Notary Public, State of Oklahoma
Tulsa County
Commission # 04009470
My Commission Expires Oct. 18, 2008
(SEAL)

Notary Public
Print Name: Jeannean Miller
Commission Expires: 10-18-08
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.

STATE OF Arizona
COUNTY OF Maricopa

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **CHRISTINA DEUCHAR** whose name 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 28 day of Feb, 2007.

Anne Klink
Notary Public - Arizona
Maricopa County
My Commission Expires
March 31, 2009
(SEAL)

Notary Public
Print Name: Anne Klink
Commission Expires: 3-31-09
MUST AFFIX SEAL

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