

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

Shelby County, AL 04/11/2007
State of Alabama
Deed Tax: \$244.50

WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS: That in consideration of TWO
HUNDRED FOURTY FOUR THOUSAND FIVE HUNDRED & NO/100----- (\$ 244,500)
to the undersigned Grantors in hand paid by the Grantee herein,
the receipt of which is hereby acknowledged, we, **FRANKLIN PERRY
PENNEY AND SPOUSE, CYNTHIA FRAN PENNEY** (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 515, ACCORDING TO THE SURVEY OF FOREST PARKS, 5TH SECTOR, AS
RECORDED IN MAP BOOK 23, PAGE 155 A & B, IN THE PROBATE OFFICE OF
SHELBY COUNTY, ALABAMA.**

Subject to:

- Advalorem taxes due October 01, 2007 and thereafter.
- Right of way to Alabama Power Company as set out in instrument(s) recorded in Deed Book 139, Page 127; Deed Book 236, Page 829; Deed Book 139, Page 127; Deed Book 133, Page 210; Deed Book 126, Pages 191 and 192; Deed Book 126, Page 323; Deed Book 214, Page 519; Deed Book 124, page 519 and Deed Book 31, Page 255.
- 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 personal property as a result of the exercise of such rights as recorded in Deed Book 53, page 262.
- Restrictions appearing of record in Instrument #1997-25446 and Instrument #1997-25449, and rerecorded in Instrument # 1998-23896 and Instrument ft 1998-14554. Right of Way to Shelby County as recorded in Instrument # 1993-3962; Deed Book 228, Page 341 and Deed Book 228, Page 339.
- Release of damages regarding storm water runoff as set out in Instrument # 1996-31 156.
- Easements and building line as shown on recorded map.
- Restrictions, limitations and conditions as shown on recorded map(s).
- Agreement as recorded in Deed Book 334, Page 585.
- Covenants, restrictions and limitations as recorded in Instrument # 1996-31156.

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 seal, this 8th day of January, 2007.


FRANKLIN PERRY PENNEY


CYNTHIA FRAN PENNEY

STATE OF Tennessee
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **FRANKLIN PERRY PENNEY** whose name



20070411000167850 2/2 \$258.50
Shelby Cnty Judge of Probate, AL
04/11/2007 01:56:15PM FILED/CERT

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 8th day of January, 2007.



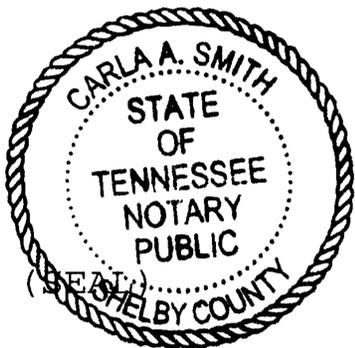
Carla A. Smith
Notary Public
Print Name: Carla A. Smith
Commission Expires: October 13, 2009
MUST AFFIX SEAL

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 Tennessee
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **CYNTHIA FRAN PENNEY** 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 8th day of January, 2007.



Carla A. Smith
Notary Public
Print Name: Carla A. Smith
Commission Expires: October 13, 2009
MUST AFFIX SEAL

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