20070501000201100 1/2 \$186.50 Shelby Cnty Judge of Probate, AL 05/01/2007 01:45:52PM FILED/CERT

THIS INSTRUMENT PREPARED BY:

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

Shelby County, AL 05/01/2007 State of Alabama

Deed Tax: \$172.50

## WARRANTY DEED

State of Alabama County of Shelby

KNOW ALL MEN BY THESE PRESENTS: That in consideration of (\$172.500.00)ONE HUNDRED SEVENTY TWO THOUSAND FIVE HUNDRED to the undersigned Grantors in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, we, CYNTHIA T. SNYDER AND SPOUSE STEVE SNYDER (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 160, ACCORDING TO THE SURVEY OF CEDAR GROVE AT STERLING GATE, SECTOR 2, PHASE 3, AS RECORDED IN MAP BOOK 26, PAGE 122, 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 to Alabama Power Company in Deed Book 220, Page 49. Restrictions in INST# 2000/7139; inst# 2000/7140; and INST# 20050524000253230.

Restrictive Covenants and Grant of Land Easement in favor of Alabama Power Company in INST# 2000/23201.

CYNTHIA T. SNYDER IS THE SAME PERSON AS CYNTHIA MONTEZ TEW.

TO HAVE AND TO HOLD unto the said Grantee its successors and assigns, forever; And I/we do for myself/ourselves and for my/our heirs, executors, and administrators covenant with said Grantee, its successors and assigns, that I/we am/are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I/we have a good right to sell and convey that same as aforesaid; that I/we will and my/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, I/We have hereunto set my/our hand(s) and seal(s), this 24th day of October, 2006.

STEVE SNYDER

COUNTY OF

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that CYNTHIA T. SNYDER 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/she executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 34 day of Cotober, 2006.

LOUISE LEGAULT NOTARY PUBLIC Forsyth County State of Georgia My Comm. Expires April 17, 2010 Notary Public Print Name: Louise Commission Expires: Aux 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 Jenair
COUNTY OF Julian

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **STEVE SNYDER** 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 34 day of October, 2006.

NOTARY PUBLIC
Forsyth County
State of Georgia
My Comm. Expires April 17, 2010
(SEAL)

Notary Public
Print Name: Louise Leaguet
Commission Expires: April 2010
MUST AFFIX SEAL

<u>Instructions to Notary:</u> 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.

20070501000201100 2/2 \$186.50 Shelby Cnty Judge of Probate, AL 05/01/2007 01:45:52PM FILED/CERT