

20071120000532400 1/1 \$530.50
Shelby Cnty Judge of Probate, AL
11/20/2007 03:47:42PM FILED/CERT

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

Shelby County, AL 11/20/2007
State of Alabama

Deed Tax: \$519.50

WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Five hundred nineteen thousand four hundred and no/100 (\$519,400.00) to the undersigned Grantors in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, we, **Timothy N. McManus and spouse, Holly T. McManus** (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:

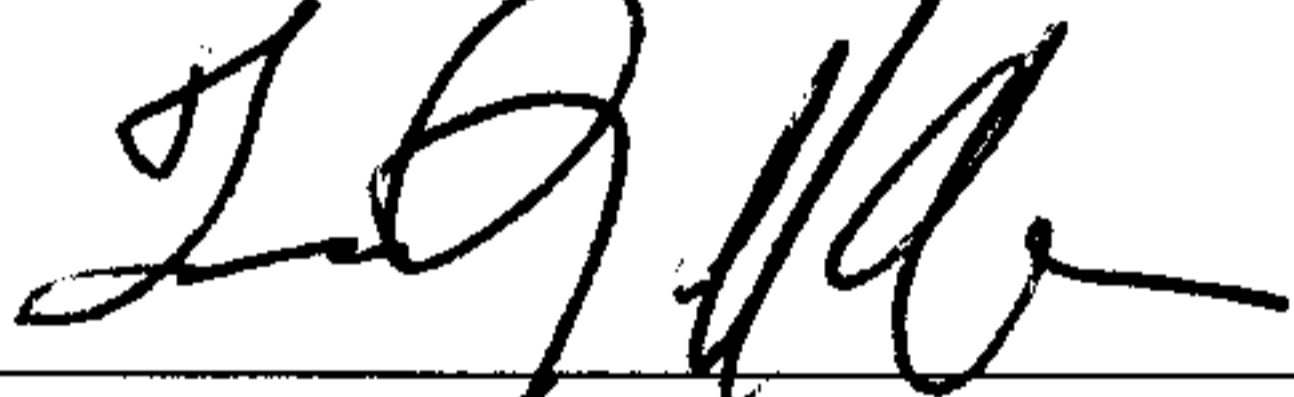
Lot 6, according to the Survey of The Ridge at Meadowbrook, First Sector, as recorded in Map Book 14, Page 41 A & B, in the Probate Office of Shelby County, Alabama.

Subject to:

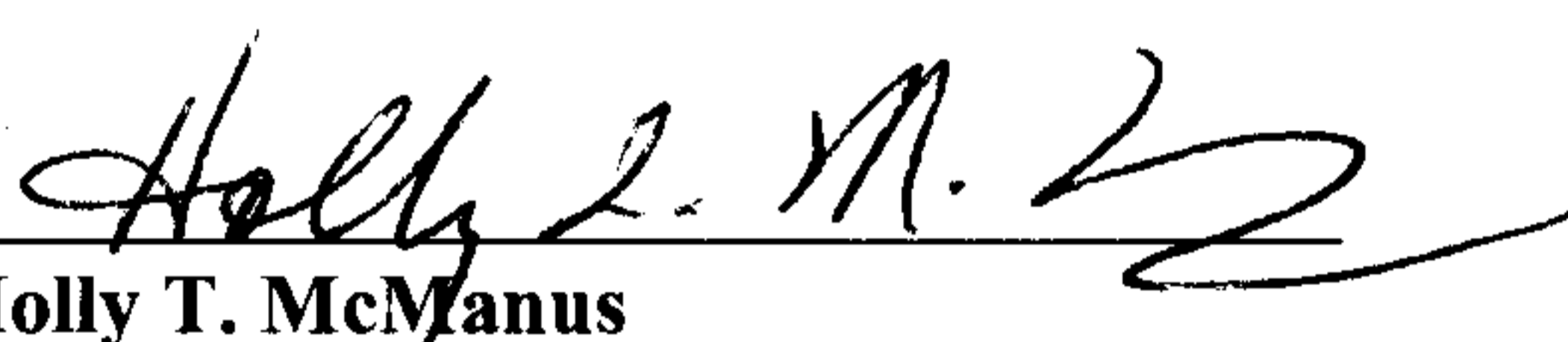
- Advalorem taxes due October 01, 2008 and thereafter.
- Building setback lines, easements, restrictions, and release of damages as shown by recorded map.
- Restrictions and covenants appearing of record in Shelby Real 286, Page 709; Shelby Real 289, Page 700; Shelby Real 306, Page 131; Instrument #1997-23039 and Instrument #1997-23040.
- Release from damages as set out in deed recorded in Instrument #1995-03270.
- Terms, agreements and right of way to Alabama Power Company as recorded in Book 306, Page 131.
- Agreement with Alabama Power Company concerning electric service 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 32, Page 48; Deed Book 42, Page 246 and Instrument #1994-07772.
- Right of Way granted to Alabama Power Company as recorded in Deed Book 285, Page 805.

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 ___ day of _____, 2007.



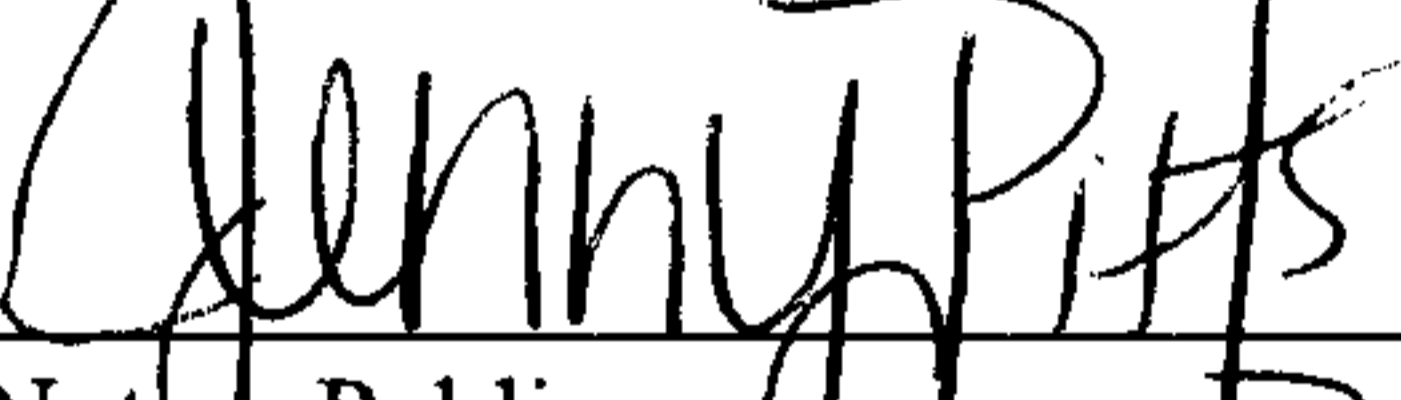
Timothy N. McManus



Holly T. McManus

STATE OF Mississippi
COUNTY OF Harrisbh

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **Timothy N. McManus** 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 26 day of October, 2007.



Notary Public
Print Name: Jenny Pitts
Commission Expires: _____

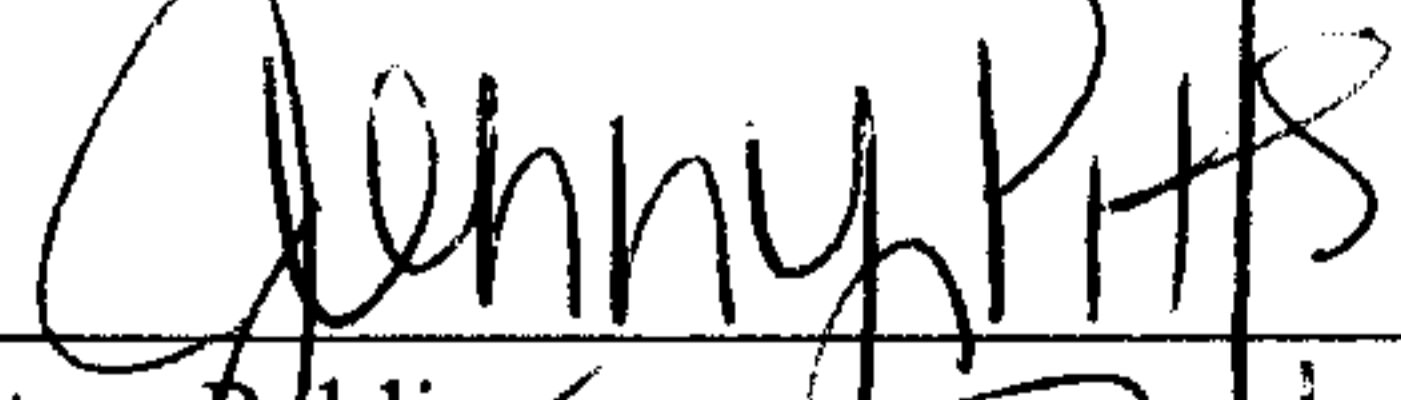
(SEAL)

MUST AFFIX SEAL My Commission Expires June 2, 2008

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 Mississippi
COUNTY OF Harrison

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **Holly T. McManus** 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 26 day of October, 2007.



Notary Public
Print Name: Jenny Pitts
Commission Expires: _____

(SEAL)

MUST AFFIX SEAL My Commission Expires June 2, 2008

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