

SEND TAX NOTICE TO:

Robert H. Holston
2240 Old Cahaba Place
Helena, AL 35080

#13-4-20-1-004-020.000

THIS INSTRUMENT PREPARED BY:

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

20080717000287890 1/2 \$42.00
Shelby Cnty Judge of Probate, AL
07/17/2008 08:13:33AM FILED/CERT

WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Two hundred seventy five thousand & no/100 (\$ 275,000.00) to the undersigned GRANTOR in hand paid by the GRANTEE, 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 Robert H. Holston, III and Jane Treadwell (herein referred to as GRANTEE) 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:

Lot 420-A, Resurvey of Lots 406 thru 422, Amended Map of Old Cahaba, Lakewood Sector, as recorded in Map book 26, Page 43, in the Probate Office of Shelby County, Alabama.

Subject to:

- Advalorem taxes due October 01, 2008 and thereafter.
- Building setback lines, easements and restrictions as shown by recorded map.
- Right of Way to Shelby County as recorded in Volume 155, Page 331 and Volume 1565, Page 425.
- Right of way granted to Alabama Power Company as recorded in Volume 247, Page 953; Volume 131, Page 447 and Volume 139, Page 238.
- 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 Volume 61, Page 164 and Instrument #1992-5494.
- Covenants and agreements relating to roadway easement as recorded in Volume 133, Page 277.
- Right of way to BellSouth Mobility as recorded in Instrument #1998-26454.
- Restrictions appearing of record in Instrument #1998-29995; Instrument #1998-29993; Instrument #1998-19220; Instrument #1999-29872 and Instrument #1998-42849.

\$ 247,250.00 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 Vice President who is authorized to execute this conveyance, hereto sets its signature and seal this 17th day of June, 2008.

PRIMACY CLOSING CORPORATION,
a Nevada Corporation

by: [Signature]
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. whose name as V.P. 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 17 day of June, 2008.

Shelby County, AL 07/17/2008
State of Alabama

Deed Tax: \$28.00

Nervida E. Ashley
Notary Public
Print Name: Nervida E. Ashley
Commission Expires: _____

(SEAL)

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.