


This instrument was prepared by:
Clayton T. Sweeney, Attorney at Law
2700 Highway 280 East, Suite 160
Birmingham, Alabama 35223

SEND TAX NOTICE TO:


20080829000346300 1/2 \$343.00
Shelby Cnty Judge of Probate, AL
08/29/2008 08:18:10AM FILED/CERT

Shelby County, AL 08/29/2008
State of Alabama

Deed Tax: \$329.00

WARRANTY DEED

STATE OF ALABAMA }
COUNTY OF SHELBY }

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Three Hundred Twenty Nine Thousand and No/100-----Dollars---(\$ 329,000.00) to the undersigned grantors in hand paid by the GRANTEE herein, the receipt of whereof is acknowledged, I/we **George W. Ward and Bernadette B. Ward, husband and wife**, (herein referred to as grantors, whether one or more) do grant, bargain, sell, and convey unto **Primacy Closing Corporation, a corporation organized under the laws of Nevada**, herein referred to as GRANTEE), the following described real estate, situated in SHELBY County, Alabama:

Lot 218, according to the Final Plat, The Woodlands, Sectors 2, 4 and 5, as recorded at Map Book 29, Page 99, in the Probate Office of Shelby County, Alabama.

Subject to:

Ad valorem taxes for current and subsequent years not yet due and payable. Existing covenants and restrictions, easements, building lines, and limitations of record.

For ad valorem tax appraisal purposes only, the address of the property is 1218 Woodlands Way, Helena, AL 35080, which is the address of the Grantees.

TO HAVE AND TO HOLD Unto the said GRANTEE, in fee simple.


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 am/we 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 the same as aforesaid, and that I/we will and my/our heirs, executors, and administrators shall warrant and defend the same to the said GRANTEE, its successors, executors and assigns forever, against the lawful claims of all persons.

CLAYTON T. SWEENEY, ATTORNEY AT LAW

IN WITNESS WHEREOF, I/we have hereto set my/our hand(s) and seal(s), this the 9th day of ~~November, 2007.~~
February 2008. (SC)

George W. Ward
GEORGE W. WARD

Bernadette B. Ward
BERNADETTE B. WARD


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STATE OF Alabama }
:
Shelby COUNTY }

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that George W. Ward, a married man, 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 official seal this 9th day of ~~November, 2007.~~

February 2008
(SC) [Signature]
Notary Public
My Commission Expires: 4/15/2008

AFFIX SEAL

STATE OF Alabama }
:
Shelby COUNTY }

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Bernadette B. Ward, a married woman, 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 official seal this 9th day of ~~November, 2007.~~

FEBRUARY 2008
(SC) [Signature]
Notary Public
My Commission Expires: 4/15/2008

AFFIX SEAL