



20080925000380780 1/1 \$191.00
Shelby Cnty Judge of Probate, AL
09/25/2008 03:28:16PM FILED/CERT

THIS INSTRUMENT PREPARED BY:

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

Shelby County, AL 09/25/2008
State of Alabama

Deed Tax: \$180.00

WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS: That in consideration of one hundred seventy nine thousand nine hundred fifty & no/100¢ (\$ 179,950.00) to the undersigned Grantors in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, we, **Michael J. Beirne and spouse, Lori Beirne** (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 72, according to the Survey of Forest Hills, 2nd Sector, as recorded in Map Book 21, Page 50 A & B, in the Probate Office of Shelby County, Alabama.

Subject to:

- Advalorem taxes due October 01, 2008 and thereafter.
- Restrictions and covenants appearing of record in Volume 318, Page 1, Instrument No. 1996-21 169 and Volume 318, Page 531.
- 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 355, Page 136 and Real 7, Page 887.
- Right of way to Alabama Power Company as set out in instrument(s) recorded in Real 148, Page 895.
- Right of Way in favor of South Central Bell Telephone Company by instrument(s) recorded in Real 149, Page 188.

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 hand(s) and seal(s), this 21st day of September, 2008.

Michael J. Beirne
Michael J. Beirne

Lori Beirne
Lori Beirne

STATE OF ALABAMA
COUNTY OF STATE AT LARGE

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **Michael J. Beirne** 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 21st day of FEB, 2008.

Phillip L. Hall Jr
Notary Public
Print Name: PHILLIP L. HALL JR
Commission Expires: 12-15-2011

(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.

STATE OF _____
COUNTY OF _____

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **Lori Beirne** 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 _____ day of _____, 2008.

Notary Public
Print Name: _____
Commission Expires: _____

(SEAL) **MUST AFFIX SEAL**

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