

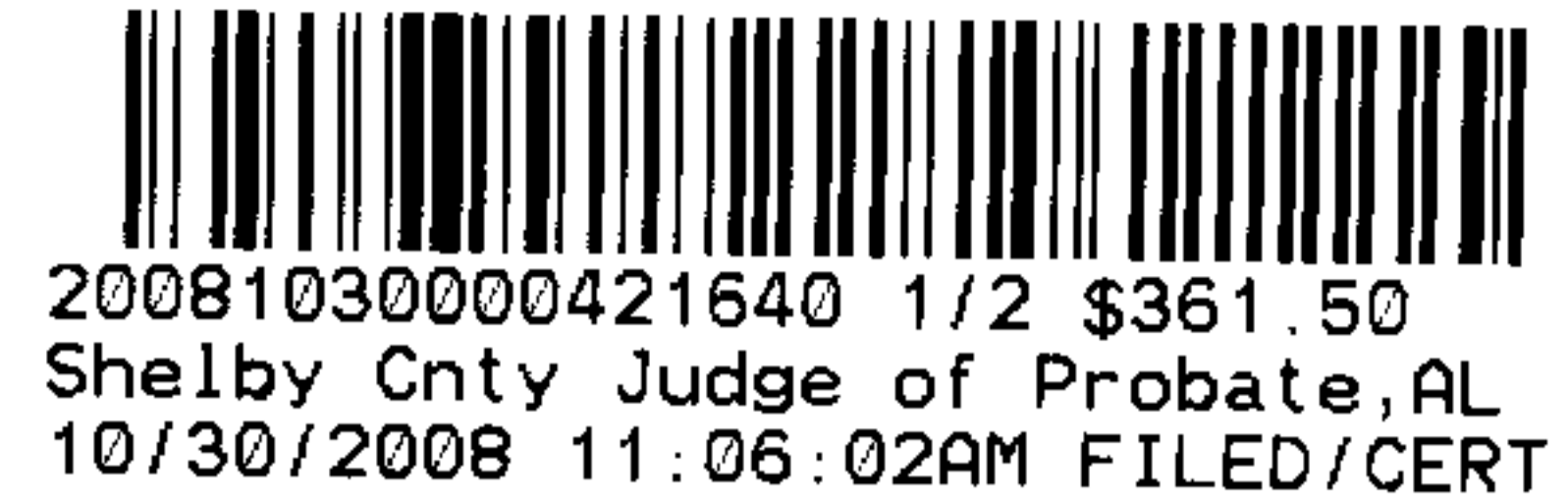
**THIS INSTRUMENT PREPARED BY:**

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

*208033*

**WARRANTY DEED**

State of Alabama  
County of Shelby



**KNOW ALL MEN BY THESE PRESENTS:** That in consideration of ~~five hundred~~ *Three hundred forty thousand* (\$~~47,500~~) to the undersigned Grantors in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, we, **KRIS M. REYNER and spouse, STEPHANIE REYNER** (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 241, ACCORDING TO THE SURVEY OF BROOK HIGHLAND, AN EDDLEMAN COMMUNITY, 6<sup>TH</sup> SECTOR, 2<sup>ND</sup> PHASE, AS RECORDED IN MAP BOOK 15, PAGE 50 A & B, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.**

Subject to:

Advalorem taxes due October 01, 2007 and thereafter.

Declaration of protective covenants for the Watershed Property as recorded in Book 194, Page 54.

Non-exclusive easement and agreement between Eddleman & Associates and The Water Works and Sewer Board of the City of Birmingham, as recorded in Book 194, Page 20 and Book 194, Page 43.

Easement and agreement as set out in Book 194, Page 1 and Book 194, Page 40.

Reciprocal easement agreement as recorded in Book 125, Page 149 and Book 199, Page 18.

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 and Deed Book 121, Page 294.

Right of way to Alabama Power Company as set out in instrument recorded in Book 207, Page 380.

Notice is hereby given that the recorded subdivision map(s), as recorded in Map Book 15, Page 50 A and B, contains on the face of same a statement pertaining to natural lime sinks.

Restrictions, limitations and conditions as shown on recorded map(s).

Terms, agreements and right of way to Alabama Power Company as recorded in Book 364, Page 399 and Book 181, Page 995.

Agreement with Alabama Power Company for Underground Residential Distribution as shown by instrument(s) recorded in Book 377, Page 433.

Declaration of Protective Covenants as recorded in Book 194, Page 254, along with Articles of Incorporation of Brook Highland Homeowner's Association, Inc. as recorded in Book 194, Page 281 and By-Laws of Brook Highland Homeowner's Association, Inc. as recorded in Book 194, Page 281 and amended in Book 228, Page 882; Book 228, Page 886; Book 255, Page 131; Book 263, Page 604 and Book 311, Page 78, Supplemental Declaration of Protective Covenants of Brook Highland, an Eddleman Community, 6th Sector, I Phase, as recorded in Book 317, Page 767 and Supplemental declaration of Protective Covenants of Brook Highland, an Eddleman Community, 6th Sector, 2nd Phase as recorded in Book 353, Page 969, in said Probate Office and Supplemental Declaration of Protective Covenants of Brook Highland Eleventh Sector Second Phase, as recorded in Instrument# 1997-6062; Supplemental Declaration of Protective Covenants for Brook Highland as recorded in Instrument# 1997-34700, rerecorded in Instrument # 1998-19414.

Easements and building line as shown on recorded map.

Right of Way granted to the Water Works and Sewer Board of the City of Birmingham as recorded in Book 252, Page 210.

Drainage Agreement as recorded in Book 125, Page 238.

Release of damages as recorded in Book 365, Page 568 and Book 365, Page 571.

**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 \_\_\_ day of \_\_  
\_\_\_\_\_, 2007.

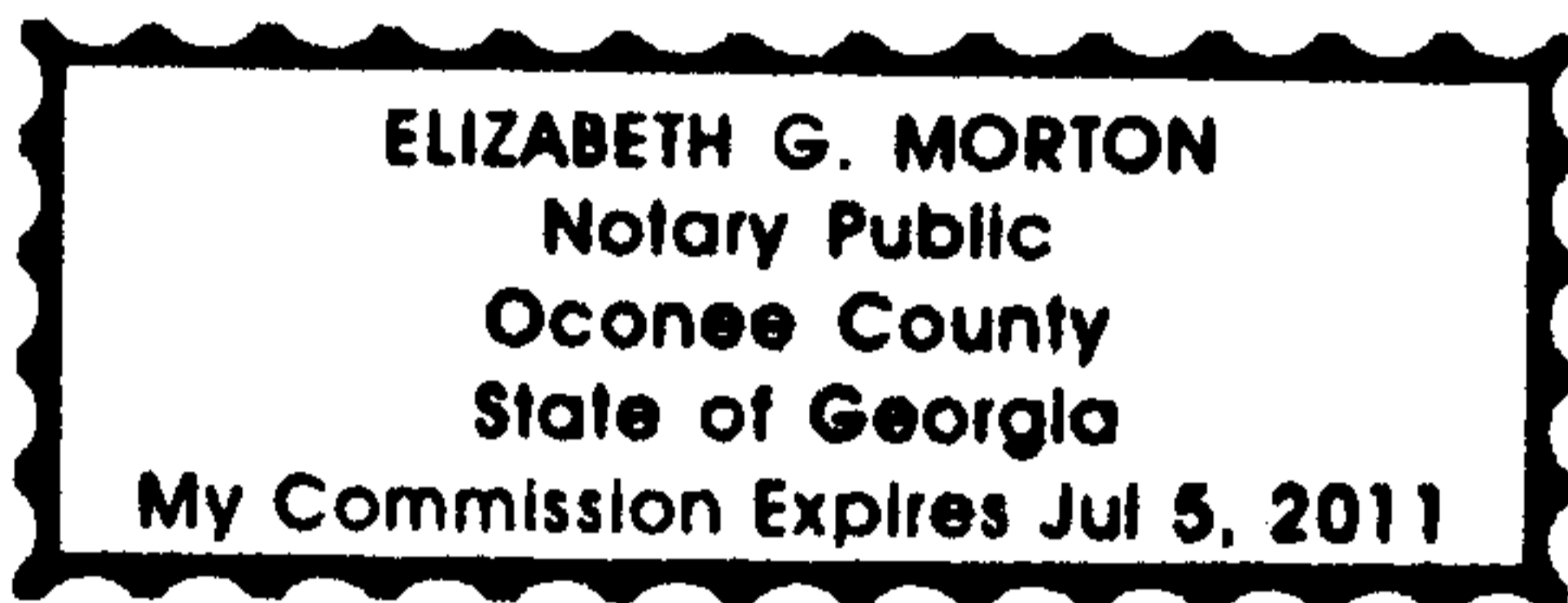
Kris M. Reyner  
KRIS M. REYNER

Stephanie Reyner  
STEPHANIE REYNER

STATE OF GEORGIA  
COUNTY OF CLARKE

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **KRIS M. REYNER** 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 2<sup>nd</sup> day of FEBRUARY, 2007.



(SEAL)

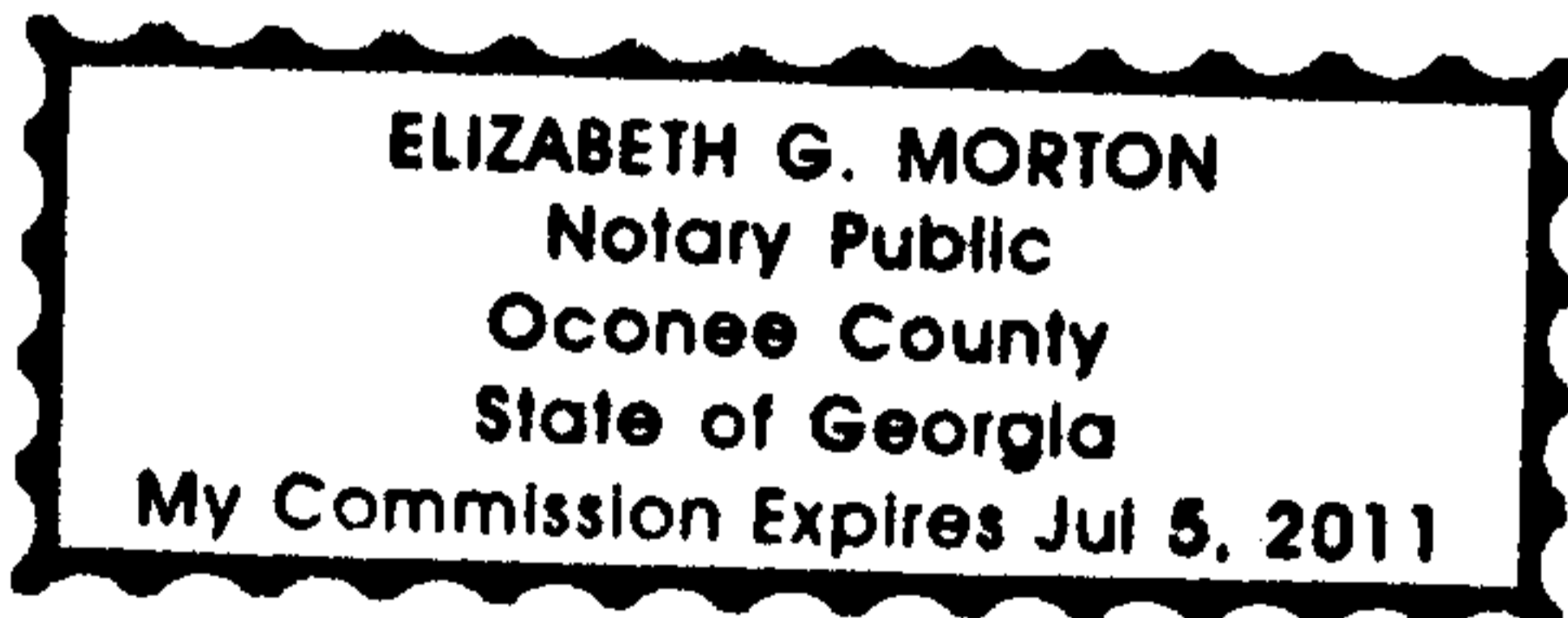
Elizabeth G. Morton  
Notary Public  
Print Name: ELIZABETH G. MORTON  
Commission Expires: JULY 5, 2011  
**MUST AFFIX SEAL**

**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 GEORGIA  
COUNTY OF CLARKE

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **STEPHANIE REYNER** 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 seal this 2<sup>nd</sup> day of FEBRUARY, 2007.



(SEAL)

Elizabeth G. Morton  
Notary Public  
Print Name: ELIZABETH G. MORTON  
Commission Expires: JULY 5, 2011  
**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.