

SEND TAX NOTICE TO:

SANDRA R. ABLE ETAL


218 BLOSSOM STREET

MOPNTEVALLO AL 35115

ID#26-1-02-0-001-004.002-RR

THIS INSTRUMENT PREPARED BY:

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


20090309000083710 1/3 \$43.50
Shelby Cnty Judge of Probate, AL
03/09/2009 10:41:39AM FILED/CERT

WARRANTY DEED

Shelby County, AL 03/09/2009
State of Alabama

Deed Tax: \$26.50

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS: That in consideration of TWO HUNDRED FORTY FOUR THOUSAND EIGHT HUNDRED SIXTY SEVEN & no/100 (\$ 244,867.00) to the undersigned GRANTOR in hand paid by the GRANTEES, 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 SANDRA R. ABLE, SCOTT D. ABLE & JOANN PRETTYMAN (herein referred to as GRANTEES) 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:

A parcel of land, more or less, located in the NE ¼ of the NW ¼ of Section 2, Township 22 South, Range 4 West, Shelby County, Alabama, described as follows: Commence at the Northwest corner of said ¼ - ¼ section and run East along the North boundary 394.46; thence turn 95 degrees, 35 minutes right and run Southerly along a fence line 578.83 feet; thence turn 84 degrees, 25 minutes right and run West 362.28 feet to the intersection of the West boundary of said ¼ - ¼ section; thence turn 92 degrees, 23 minutes, 48 seconds right and run North along said West boundary 576.14 feet to the point of beginning.

AND ALSO:

~~A right of way 30 feet in width whose centerline is described as follows: Commence at the Northwest corner of said ¼ - ¼ section and run South along the West boundary 854.11 feet; thence turn 89 degrees, 56 minutes, 56 seconds left and run East 453.14 feet to the centerline of said easement and the point of beginning; thence turn 104 degrees, 08 minutes left and run Northerly along said centerline 82.63 feet; thence turn 40 degrees, 44 minutes, 56 seconds left and run Northwesternly along said centerline 90.36 feet; thence turn 53 degrees, 28 minutes, 20 seconds right and run Northerly along said centerline 370 feet; thence turn 67 degrees, 00 minutes left and run Northwesternly along said centerline 95 feet to the termination of said easement. Situated in Shelby County, Alabama~~ **SEE EXHIBIT A**

Subject to:

- Advalorem taxes due October 01, 2009 and thereafter.
- Riparian and other rights created by the fact that the subject property fronts on a lake.
- Right of way granted to Alabama Power Company recorded in Real Volume 176, Page 227.
- Minerals and mining rights not owned by Grantor.

\$218,627.00 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.

SIGNATURE ON NEXT PAGE.

IN WITNESS WHEREOF, GRANTOR by its _____ who is
authorized to execute this conveyance, hereto sets its signature and seal this _____ day of _____
_____, 200__.

**PRIMACY CLOSING CORPORATION,
a Nevada Corporation**

by: Vicki Puckett
its: Asst. Sec.

STATE OF TENNESSEE
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that _____
Vicki Puckett whose name as Asst Sec 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 25th day of February, 2009.



(SEAL)

My Comm. Exp. Feb. 09, 2011

Rita J. Laxton
Notary Public
Print Name: Rita J. Laxton
Commission Expires: 2/9/11

UST 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.

EXHIBIT 'A'

A PARCEL OF LAND LOCATED IN THE NE $\frac{1}{4}$ OF THE NW $\frac{1}{4}$ OF SECTION 2, TOWNSHIP 22 SOUTH, RANGE 4 WEST, SHELBY COUNTY, ALABAMA DESCRIBED AS FOLLOWS:
COMMENCE AT THE NORTHWEST CORNER OF SAID $\frac{1}{4}$ - $\frac{1}{4}$ SECTION AND RUN EAST ALONG THE NORTH BOUNDARY 394.46 FEET; THESE TURN 95 DEGREES 35' RIGHT AND SOUTHERLY ALONG A FENCE LINE 578.83 FEET; THENCE TURN 84 DEGREES 25' RIGHT AND RUN WEST 362.28 FEET TO THE INTERSECTION OF THE WEST BOUNDARY OF SAID $\frac{1}{4}$ $\frac{1}{4}$ SECTION; THENCE TURN 92 DEGREES 23' 48" RIGHT AND RUN NORTH ALONG SAID WEST BOUNDARY 576.14 FEET TO THE POINT OF BEGINNING.

AND ALSO

A RIGHT OF WAY 30 FEET IN WIDTH WHOSE CENTERLINE IS DESCRIBED AS FOLLOWS:
COMMENCE AT THE NORTHWEST CORNER OF SAID $\frac{1}{4}$ $\frac{1}{4}$ SECTION AND RUN SOUTH ALONG THE WEST BOUNDARY 854.11 FEET; THENCE TURN 89 DEGREES 56' 56" LEFT AND RUN EAST 453.14 FEET TO THE CENTERLINE OF SAID EASEMENT AND THE POINT OF BEGINNING; THENCE TURN 92 DEGREES 03' LEFT AND RUN NORTHERLY ALONG SAID CENTERLINE 82.63 FEET; THENCE TURN 40 DEGREES 44' 56" LEFT AND RUN NORTHWESTERLY ALONG SAID CENTERLINE 90.36 FEET; THENCE TURN 53 DEGREES 28' 20" RIGHT AND RUN NORTHERLY ALONG SAID CENTERLINE 370.00 FEET; THENCE TURN 67 DEGREES 00' LEFT AND RUN NORTHWESTERLY ALONG SAID CENTERLINE 96.94 FEET TO THE TERMINATION OF SAID EASEMENT.

ALL SITUATED IN SHELBY COUNTY, ALABAMA