

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

Send tax notice to:



20091202000442650 1/2 \$355.50
Shelby Cnty Judge of Probate, AL
12/02/2009 09:17:03 AM FILED/CERT

WARRANTY DEED

STATE OF ALABAMA }
 :
COUNTY OF SHELBY }

Shelby County, AL 12/02/2009

State of Alabama
Deed Tax : \$341.50

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **Three Hundred Forty One Thousand Five Hundred and No/100 Dollars (\$341,500.00)** to the undersigned grantors in hand paid by the GRANTEE herein, the receipt of whereof is acknowledged, I/we **Kenneth S. Pyo and Thuy B. Pyo, husband and wife**, (herein referred to as grantors, whether one or more) 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 SHELBY County, Alabama:

Lot 1410, according to the Map of Highland Lakes, 14th Sector, an Eddleman Community, as recorded in Map Book 30, Page 74 A & B, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Together with nonexclusive easement to use the private roadways, Common Area all as more particularly described in the Declaration of Easements and Master Protective Covenants for Highland Lakes, a Residential Subdivision, recorded as Instrument #1994-07111 and amended in Inst. #1996-17543 and amended in Inst. # 1999-31095 in the Probate Office of Shelby County, Alabama, and the Declaration of Covenants, Conditions and Restrictions for Highland Lakes, a Residential Subdivision, 14th Sector, recorded as Instrument No. 20021101000539740 in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as, the "Declaration").

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 2048 Knollwood Place, Birmingham, AL 35242, 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.

IN WITNESS WHEREOF, I have hereto set my hand and seal, this the 28th day of March, 2009.

Kenneth S. Pyo

Thuy B. Pyo

STATE OF Alabama }
Jefferson COUNTY }

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Kenneth S. Pyo, 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 28th day of March, 2009.

Patricia T. Beard
Notary Public

My Commission Expires: 1-15-12

STATE OF Alabama }
Jefferson COUNTY }

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Thuy B. Pyo, 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 28th day of March, 2009.

Patricia T. Beard
Notary Public

My Commission Expires: 1-15-12

AFFIX SEAL



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