

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

Send tax notice to:
Robert James Zahorscak, Jr.
Robin L. Zahorscak
2048 Knollwood Place
Birmingham, Alabama 35242

Corporation Warranty Deed



20091202000442660 1/2 \$31.50
Shelby Cnty Judge of Probate, AL
12/02/2009 09:17:04 AM FILED/CERT

**STATE OF ALABAMA }
:
COUNTY OF SHELBY }**

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 Grantor in hand paid by the GRANTEE herein, the receipt of whereof is acknowledged, I/we **Primacy Closing Corporation, a Nevada corporation**, (herein referred to as Grantors, whether one or more) do grant, bargain, sell, and convey unto **Robert James Zahorscak, Jr. and Robin L. Zahorscak**, herein referred to as GRANTEES), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, 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:
\$324,425.00 of the consideration recited above was paid from the proceeds of a mortgage loan closed simultaneously herewith.

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

TO HAVE AND TO HOLD, the tract of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEES, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever.

And I/we do for myself/ourselves and for my/our heirs, executors, and administrators, covenant with said GRANTEES, their heirs 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 GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

Shelby County, AL 12/02/2009

State of Alabama

Deed Tax : \$17.50

