



20091202000442880 1/3 \$747.00
Shelby Cnty Judge of Probate, AL
12/02/2009 10:31:57 AM FILED/CERT

This instrument was prepared by:
Mike T. Atchison
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
Matthew O. Guerrier
200 Highland View Drive
Birmingham, AL 35242

CORPORATION FORM WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Seven Hundred Thirty Thousand and no/100-----DOLLARS (\$730,000.00), and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **PRIMACY CLOSING CORPORATION**, a corporation organized under the laws of Nevada, grant, bargain, sell and convey unto MATTHEW O. GUERRIER and DEJIE T. GUERRIER, the following described real estate, situated in: SHELBY County, Alabama, to-wit:

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION.

Situated in Shelby County, Alabama.

Subject to taxes for 2010 and subsequent years, easements, restrictions, rights of way and permits of record.

Property constitutes no part of the homestead of the grantor or grantor's spouse.

(\$ 0) of the aforementioned was paid by first mortgage filed simultaneously herewith.

(\$ 0) of the aforementioned was paid by second mortgage filed simultaneously herewith.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and 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, that I (we) will, and my (our) heirs, executors and administrators shall, warrant and defend the same to the said Grantees, heirs, executors and assigns forever, against the lawful claims of all persons.

TO HAVE AND TO HOLD unto the said GRANTEES as joint tenants with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees 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.

Shelby County, AL 12/02/2009

State of Alabama

Deed Tax : \$730.00

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IN WITNESS WHEREOF, the said GRANTOR by Ross A. Boswell its
Vice President, who is authorized to execute this conveyance,
hereto set its signature and seal this 30th day of November 2009.

PRIMACY CLOSING CORPORATION, a
corporation organized under the laws of Nevada



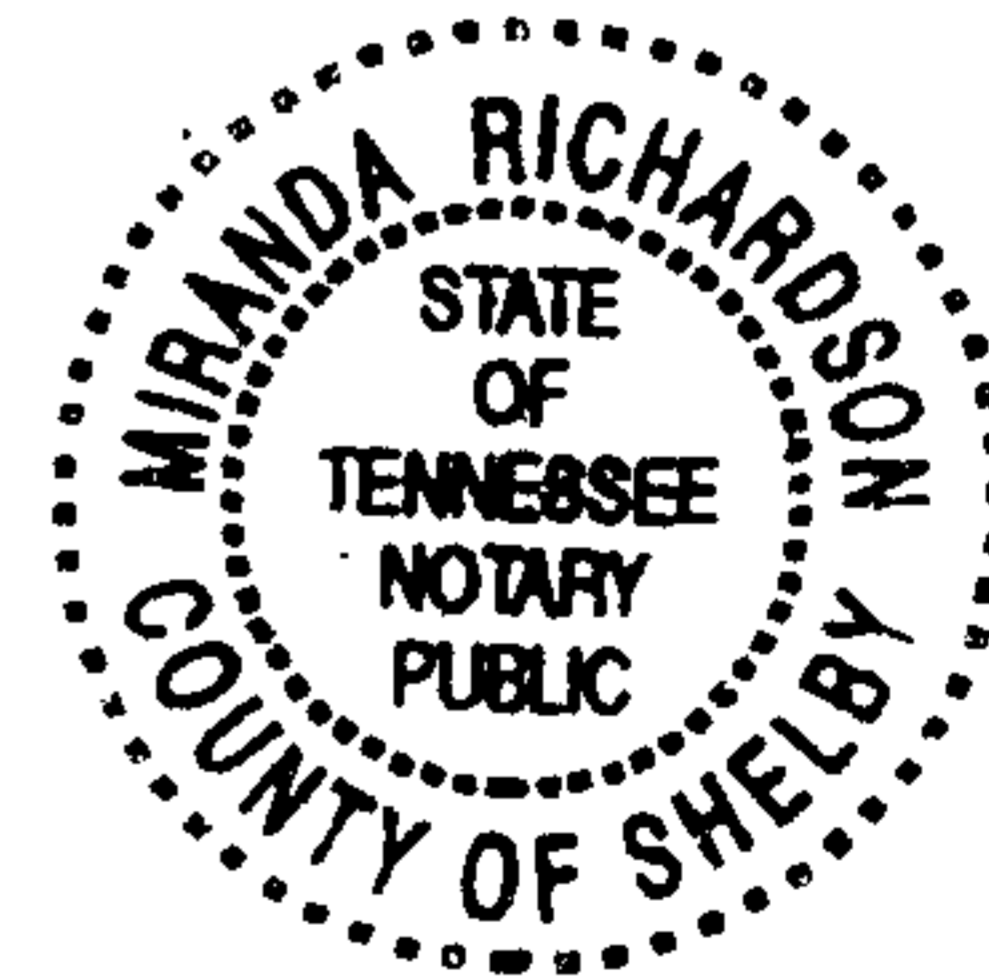
STATE OF TN
COUNTY OF Shelby

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that
ROSS A. BOSWELL as Vice President for Primacy
Closing Corporation, a corporation organized under the laws of Nevada, 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 behalf of said corporation on the day the
same bears date.

Given under my hand and official seal this 20th day of November, 2009.

Miranda Richardson
Notary Public

My Commission Expires: My Commission Expires July 17, 2012



File No.: S-09-17852



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EXHIBIT A

Lot 422, according to the Survey of Highland Lakes, 4th Sector, Phase 1, an Eddleman Community, as recorded in Map Book 19, Page 79 A & B, in the Probate Office of 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, as recorded in Inst. No. 1994-07111 and amended in Inst. No. 1996-17543 and further amended in Inst. No. 1999-31095 in the Probate Office of Shelby County, Alabama and the Declaration of Covenants, Conditions and Restrictions for Highland Lakes, A Residential Subdivision, 4th Sector, Phase 1, recorded as Inst. No. 1995-1906, in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as, the "Declaration").