

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

Send Tax Notice to:
Pooran Chand
196 Highland View Drive
Birmingham, Ala 35242

WARRANTY DEED
STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of SIX HUNDRED NINETY THOUSAND DOLLARS AND NO/100 (\$ 690,000.00), 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 , Pooran Chand and wife, Namita Bansal the following described real estate, situated in: SHELBY County, Alabama, to-wit:

Lot 421, 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").

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.

(\$ 0.00) of the aforementioned was paid by first mortgage filed simultaneously herewith.

(\$ 0.00) 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.


20091218000464000 1/2 \$704.00
Shelby Cnty Judge of Probate, AL
12/18/2009 02:14:07 PM FILED/CERT

Shelby County, AL 12/18/2009
State of Alabama
Deed Tax : \$690.00

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 9th day of November,
2009.

Vicki Puckett

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

BY: Vicki Puckett

ITS: Asst. Sec.

STATE OF Tennessee
COUNTY OF Shelby

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that
Vicki Puckett as Asst. Sec. 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 the day the same bears date.



Given under my hand and official seal this 23 day of October, 2009.

Reta J. Jefferson
Notary Public

My Commission Expires: 2/9/11

20091218000464000 2/2 \$704.00
Shelby Cnty Judge of Probate, AL
12/18/2009 02:14:07 PM FILED/CERT