

This form furnished by: **Cahaba Title, Inc.**

Eastern Office
(205) 833-1571
FAX 833-1577

Riverchase Office
(205) 988-5600
FAX 988-5905

This instrument was prepared by:

(Name) Camden Cove LLC
(Address) 100 Hinds Street
Pelham, AL 35124

Send Tax Notice to:

(Name) J.B. Nix Home Builders Inc.
(Address) 1004 Linkside Drive
Prichard, AL 35242

WARRANTY DEED

STATE OF ALABAMA

Shelby

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Forty Six Thousand, Five Hundred and no/100 DOLLARS
to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt of which is hereby acknowledged, I or we,
(herein referred to as grantor, whether one or more), do grant, bargain, sell and convey unto

J.B. Nix Home Builders Inc.

(herein referred to as grantee, whether one or more), the following described real estate, situated in

Shelby County, Alabama, to-wit:

Lots 40 and 82 according to the Survey of Camden Cove, Sector IV, as recorded
in Map Book 28, Page 128 in the Probate Office of Shelby County, Alabama.

((Two Lots: Lot #40 \$25,000.00 and Lot #82 \$21,500.00))

Subject to existing easements, restrictions, set-back lines, rights of way,
limitations, if any, of record.

Inst # 2002-14761

03/29/2002-14761
09:46 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 CH 57.50

TO HAVE AND TO HOLD, To the said GRANTEE, his, her or their heirs, or its successors and assigns forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, or 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 stated above; that I (we) have 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 grantee, his, her or their heirs and assigns, or its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 29th
day of March 2002, ~~xxx~~

____ (Seal)

Camden Cove, LLC

(Seal)

____ (Seal)

Donnie Tucker, Managing Partner

(Seal)

____ (Seal)

(Seal)

STATE OF ALABAMA

Shelby

County }

General Acknowledgment

I, Troy C. Reeves, a Notary Public in and for said County, in said State, hereby
certify that Donnie Tucker, whose name(s) 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 29th day of March 2002

12/01/02

My Commission Expires:

Notary Public