

**CORPORATION FORM WARRANTY DEED,
JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**

This instrument was prepared by:
B. CHRISTOPHER BATTLES
3150 HIGHWAY 52 WEST
PELHAM, AL. 35124

Send tax notice to:
Bruce J. Capps and Cheryl A. Capps
191 Camden Lake Drive
Calera, Alabama 35040

**STATE OF ALABAMA
COUNTY OF SHELBY**

Know All Men by These Presents: That in consideration of **One hundred forty four thousand five hundred and no/100 (\$144,500.00)** to the undersigned grantor **J. B. Nix Home Builders, Inc.**, a corporation, in hand paid by the grantee herein, the receipt where is acknowledged, I or we, **J. B. Nix Home Builders, Inc.** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Bruce J. Capps and Cheryl A. Capps** (herein referred to as grantee, as joint tenants of survivorship whether one or more), the following described real estate, situated in **Shelby County, Alabama**, to-wit:

Lot 40, according to the map and survey of Camden Cove, 4th Sector, as recorded in Map Book 28, Page 128, in the Office of the Judge of Probate of Shelby County, Alabama.

Mineral and mining rights excepted

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

\$144,500.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

To Have and to Hold to the said grantee, 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 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.

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, 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 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, the said grantor **J. B. Nix Home Builders, Inc.**, by Betty Nix, its President, who is authorized to execute this conveyance, has hereunto set and seal(s) this 30th day of September, 2002.

Witness

Betty Nix President

J. B. Nix Home Builders, Inc.
By: Betty Nix
Its: President

**STATE OF ALABAMA
COUNTY OF SHELBY**

I, **B. CHRISTOPHER BATTLES**, a Notary Public in and for said County, in said State, hereby certify that **J. B. Nix Home Builders, Inc.**, whose name as President of J. B. Nix Home Builders, Inc., a corporation 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 this conveyance, he/she, as such officer and with full authority executed the same voluntarily for and as act of said corporation.

Given under my hand and official seal, this 30th day of September, 2002

Notary Public
My Commission Expires: 02-25-05