

WARRANTY DEED

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

Send tax notice to:
Carl Reid
122 Hermitage Lane
Calera, Alabama 35040

**STATE OF ALABAMA
COUNTY OF SHELBY**

Know All Men by These Presents: That in consideration of **One hundred forty nine thousand five hundred and no/100 (\$149,500.00)** to the undersigned grantor, in hand paid by the grantee herein, the receipt where is acknowledged, **J.B. Nix Homebuilders, Inc.** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Carl Reid** (herein referred to as grantee, whether one or more) the following described real estate, situated in **Shelby County, Alabama**, to-wit:

Lot 78, according to the Final Plat of Camden Cove, Sector 5, as recorded in Map Book 29, Page 148, in the Probate Office of Shelby County, Alabama.

Mineral and mining rights excepted.

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

\$129,500.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

To Have and to Hold to the said grantee, his, her or their heirs and assigns forever.

And I do, for myself and for my heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I have a good right to sell and convey the same as aforesaid; that I will, and my 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, I (we) have hereunto set my (our) hand(s) and seal(s) this 12th day of December, 2002.

Betty Nix, President

J.B. Nix Homebuilders, 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 **Betty Nix** whose name(s) as **President of J.B. Nix Homebuilders, Inc.** is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, he/she/they executed the same voluntarily as the act of said corporation on the day the same bears date.

Given under my hand and official seal, this 12th day of December, 2002.

Notary Public
My Commission Expires: 02-25-05