

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

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

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(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) Wiggins Building Corporation
(Address) _____



20030307000140720 Pg 1/1 12.00
Shelby Cnty Judge of Probate, AL
03/07/2003 11:40:00 FILED/CERTIFIED

WARRANTY DEED

STATE OF ALABAMA

Shelby

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Fifty Thousand 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,

Camden Cove, LLC

(herein referred to as grantor, whether one or more), do grant, bargain, sell and convey unto

Wiggins Building Corporation

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

Shelby County, Alabama, to-wit:

Lots #44 and #45 according to the amended map of final plat of Camden Cove, Sector VII as recorded in Map Book 30, Page 83 in the Probate Office of Shelby County, Alabama.

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

Mts. Recorded in Inst. # 20030307000140700

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 27
day of February 2003 ~~xxx~~

(Seal)

(Seal)

(Seal)

Camden Cove LLC

(Seal)

Donnie Tucker, Managing Partner

(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 27 day of February 2003

12/01/06

My Commission Expires:

[Signature]
Notary Public