

**WARRANTY DEED**

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

Send tax notice to:  
Mary Knight  
112 Hermitage Lane  
Calera, Alabama 35040

**STATE OF ALABAMA  
COUNTY OF SHELBY**

Know All Men by These Presents: That in consideration of **One hundred forty three thousand nine hundred and no/100 (\$143,900.00)** 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 **Mary Knight** (herein referred to as grantee, whether one or more) the following described real estate, situated in **Shelby County, Alabama**, to-wit:

**Lot 80, 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.

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 9<sup>th</sup> day of May, 2003.

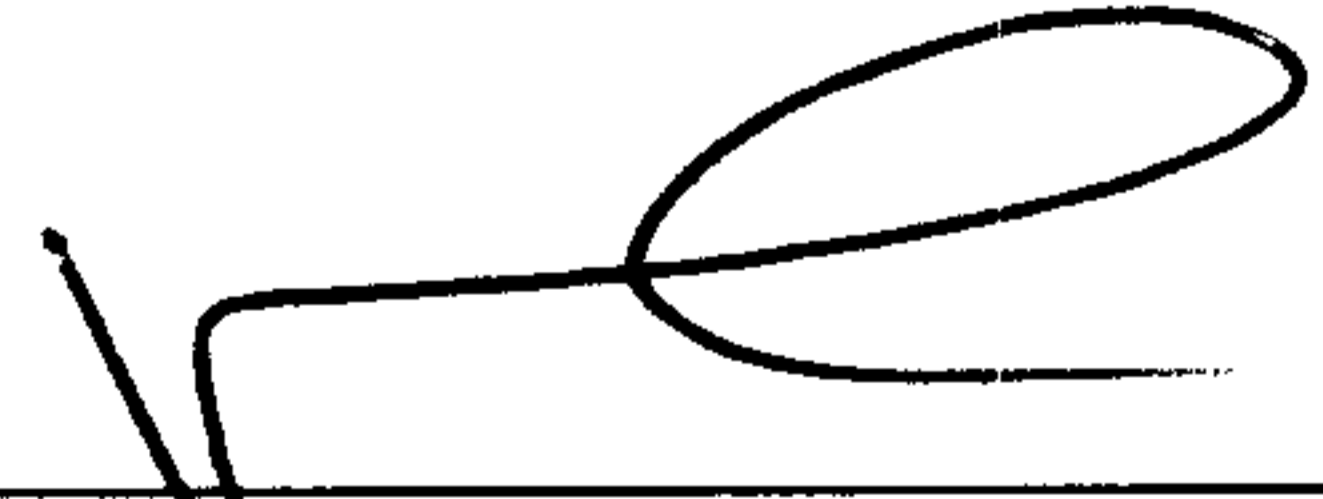
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*Betty Nix President*  
\_\_\_\_\_  
**J. B. Nix Homebuilders, Inc.**  
**By: Betty Nix**  
**Its: President**

**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 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, she 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 9<sup>th</sup> day of May, 2003.

  
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**Notary Public**  
My Commission Expires: 02-25-05