

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 Homebuilders Inc.

(Address) _____

WARRANTY DEED

STATE OF ALABAMA

Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS,



20030610000363560 Pg 1/1 134.00
Shelby Cnty Judge of Probate, AL
06/10/2003 16:12:00 FILED/CERTIFIED

That in consideration of One Hundred Twenty Three 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

J.B. Nix Homebuilders Inc.

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

Shelby

County, Alabama, to-wit:

Lots #90, 91, 97, 98, 100, & 104 according to the Survey of Camden Cove,
Sector VIII as recorded in Map Book 31, Page 64 in the Probate Office of
Shelby County, Alabama.

((Six Lots @ \$20,500.00 Each))

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

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 10
day of June 2003, 20

(Seal)

(Seal)

(Seal)

Camden Cove, LLC

Donnie Tucker, Managing Partner

Donnie Tucker, Managing Partner

(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 10 day of June 2003

~~My Commission Expires Dec 1, 2005~~

My Commission Expires:

Troy C. Reeves
Notary Public