

## WARRANTY DEED

This instrument was prepared by:

B. CHRISTOPHER BATTLES

3150 HIGHWAY 52 WEST

✓ PELHAM, AL. 35124

Send tax notice to:

Sabrina I. Cherichella

256 Camden Lake Drive

Calera, Alabama 35040

STATE OF ALABAMA

COUNTY OF SHELBY

Know All Men by These Presents: That in consideration of **One hundred sixty three thousand five hundred fifty and no/100 (\$163,550.00)** to the undersigned grantor, a corporation, 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 **Sabrina I. Cherichella** (herein referred to as grantee, whether one or more) the following described real estate, situated in **Shelby** County, Alabama, to-wit:

**Lot 98, according to the Survey of Final Plat of Camden Cove, Sector 8, as recorded in Map Book 31, Page 64, in the Probate Office of Shelby County, Alabama.**

Mineral and mining rights excepted.

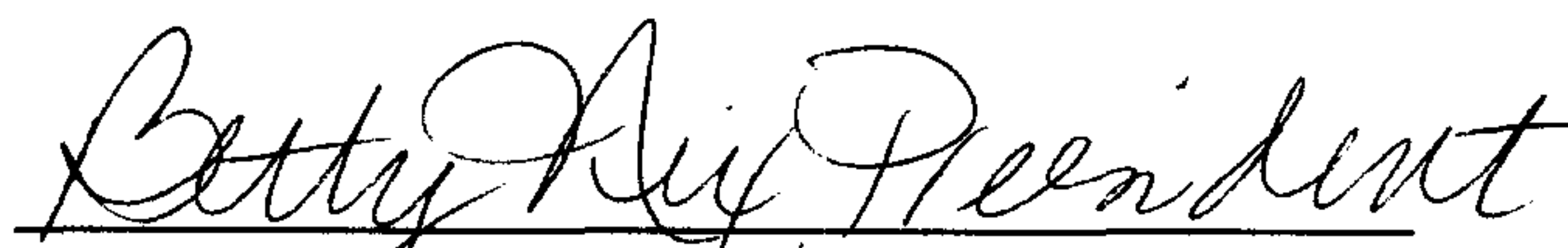
Subject to existing easements, restrictions, set back lines, rights of way, limitations, if any of record.

\$130,000.00 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 12<sup>th</sup> day of January, 2004.



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 12<sup>th</sup> day of January, 2004

  
Notary Public

My Commission Expires: 02-25-05