

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) Builder's Group Inc.  
(Address) 100 Hinds Street  
Pelham, AL 35124


**WARRANTY DEED**

**STATE OF ALABAMA**

Shelby

**COUNTY**

**KNOW ALL MEN BY THESE PRESENTS,**

  
20040428000219400 Pg 1/2 389.00  
Shelby Cnty Judge of Probate, AL  
04/28/2004 09:49:00 FILED/CERTIFIED

That in consideration of Three Hundred Seventy Five 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

Builder's Group Inc.  
(herein referred to as grantee, whether one or more), the following described real estate, situated in

Shelby County, Alabama, to-wit:

Lot 265	\$17000.00
Lot 266	\$17000.00
Lot 267	\$17000.00
Lot 268	\$17000.00
Lot 269	\$17000.00
Lot 270	\$17000.00
Lot 271	\$17000.00
Lot 272	\$17000.00
Lot 280	\$17000.00
Lot 281	\$17000.00
Lot 255	\$20500.00
Lot 256	\$20500.00
Lot 257	\$20500.00
Lot 258	\$20500.00
Lot 259	\$20500.00
Lot 260	\$20500.00
Lot 261	\$20500.00
Lot 262	\$20500.00
Lot 263	\$20500.00
Lot 264	\$20500.00

According to the Survey of Camden Cove, Sector Nine as recorded in Map Book 33, Page 14 in the Probate Office of Shelby County, Alabama.

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, 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 14  
day of April 2004, ~~xxx~~.

\_\_\_\_\_  
(Seal)

\_\_\_\_\_  
(Seal)

\_\_\_\_\_  
(Seal)

Camden Cove, LLC (Seal)

  
By: 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 14 day of April 2004 19~~xx~~  
12/01/06

My Commission Expires:

  
\_\_\_\_\_  
Notary Public

CLOSING STATEMENT

April 14, 2004

SELLER: Camden Cove, LLC  
100 Hinds Street  
Pelham, Al 35124

PURCHASER: Builder's Group Inc.  
100 Hinds Street  
Pelham, Al 35124

Lot 265	\$17000.00	
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Lot 257	\$20500.00	
Lot 258	\$20500.00	
Lot 259	\$20500.00	
Lot 260	\$20500.00	
Lot 261	\$20500.00	
Lot 262	\$20500.00	
Lot 263	\$20500.00	
Lot 264	\$20500.00	\$375,000.00

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

SALES PRICE: \$375,000.00

NET DUE SELLER: \$375,000.00