

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

Eastern Office      Riverchase Office  
(205) 833-1571      (205) 988-5600  
FAX 833-1577      FAX 988-5905

This instrument was prepared by:  
(Name) Camden Cove West LLC  
(Address) 2086-A Valleydale Terrace  
B'ham, Al 35244-1792

Send Tax Notice to:  
(Name) J.B. Nix Home Builders Inc.  
(Address) \_\_\_\_\_



20041008000558360 Pg 1/1 12.00  
Shelby Cnty Judge of Probate, AL  
10/08/2004 14:42:00 FILED/CERTIFIE

**WARRANTY DEED**

STATE OF ALABAMA

Shelby

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Two Hundred 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 West LLC

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

J.B. Nix Home Builders Inc.

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

Shelby County, Alabama, to-wit:

Lots 107, 108, 164, 175, 191, 193, 195, 196, 197, & 204 according to the Survey  
of Camden Cove West, Sector One, as recorded in Map Book 33, Page 143 in the  
Probate Office of Shelby County, Alabama.

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

((10 Lots @ \$25,000.00 per lot))

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 8  
day of Sept 2004, ~~200~~

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

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

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

Camden Cove West LLC

(Seal)

Donnie Tucker, mg

(Seal)

By: 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  
foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents  
conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 8 day of Sept 2004 ~~19x~~  
12/01/06

My Commission Expires:

Notary Public