Please record Deed Simultaneously with Mortgage

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 West LLC
(Address) 2086-A Valleydale Terrace
B'ham, Al 35244-1792

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

20050728000378370 1/1 $12.00
Shelby Cnty Judge of Probate, AL
07/28/2005 08:32:35AM FILED/CERT

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 9, 14, 15, 23, 24, 25, 98, 100, 101, & 104 according to the Survey of Camden Cove West, Sector III, Phase I, as recorded in Map Book 35, Page 14 in the Probate Office of Shelby County, Alabama.

Subject to existing easements, restrictions, setback lines, right of way limitations, if any of record.

Ten Lots @ $25,000.00 = $250,000.00

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 29 day of June 2005, 19xx.

_____ (Seal)

_____ (Seal)

_____ (Seal)

Camden Cove West LLC (Seal)
Donnie Tucker, mgr (Seal)
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 29 day of June 2005, 19xx.

12/01/06
My Commission Expires:

Notary Public