Deed is being paid and filed Simultaneously with Mortgage.

20050912000471550 1/1 $12.00
Shelby Cnty Judge of Probate, AL
09/12/2005 02:11:20PM FILED/CERT

WARRANTY DEED

This instrument was prepared by:
B. CHRISTOPHER BATTLES
3150 HIGHWAY 52 WEST
PELHAM, AL. 35124

Send tax notice to:
J. B. Nix Homebuilders, Inc.
1004 Linkside Drive
Birmingham, Alabama 35242

STATE OF ALABAMA
COUNTY OF SHELBY

Know All Men by These Presents: That in consideration of **Twenty six thousand four hundred ninety and 53/100 ($26,490.53)** to the undersigned grantor, a limited liability company, in hand paid by the grantee herein, the receipt where is acknowledged, **Southern Home Services, LLC** (herein referred to as grantor, whether one or more), 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:

Lot 106, 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 mineral and mining rights if not owned by Grantor.

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

NOTE: This deed was prepared without benefit of a title search for the purpose of conveying the above described property to J. B. Nix Homebuilders, Inc..

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 18th day of August, 2005.

Southern Home Services, LLC
By: J. Gregg Scott, Jr.
Its: Member/Manager

STATE OF ALABAMA
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **J. Gregg Scott, Jr.** whose name(s) as Member/Manager of **Southern Home Services, LLC**, 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 this conveyance, he executed the same voluntarily as the act of said limited liability company on the day the same bears date.

Given under my hand and official seal, this 18th day of August, 2005.

Notary Public
My Commission Expires: MY COMMISSION EXPIRES FEBRUARY 18, 2009