

## WARRANTY DEED

This instrument was prepared by:

B. CHRISTOPHER BATTLES

3150 HIGHWAY 52 WEST

PELHAM, AL. 35124

Send tax notice to:

Lionel Player, Jr.

401 Oakwell Cove

Calera, Alabama 35040

STATE OF ALABAMA

COUNTY OF SHELBY

Know All Men by These Presents: That in consideration of **Two hundred seven thousand nine hundred and no/100 (\$207,900.00)** 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 **Lionel Player, Jr.** (herein referred to as grantee, whether one or more) the following described real estate, situated in **Shelby County, Alabama**, to-wit:

**Lot 25, according to the Survey of Camden Cove West, Sector 3, Phase 1, as recorded in Map Book 35, Page 14, 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.

\$166,300.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

\$31,200.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

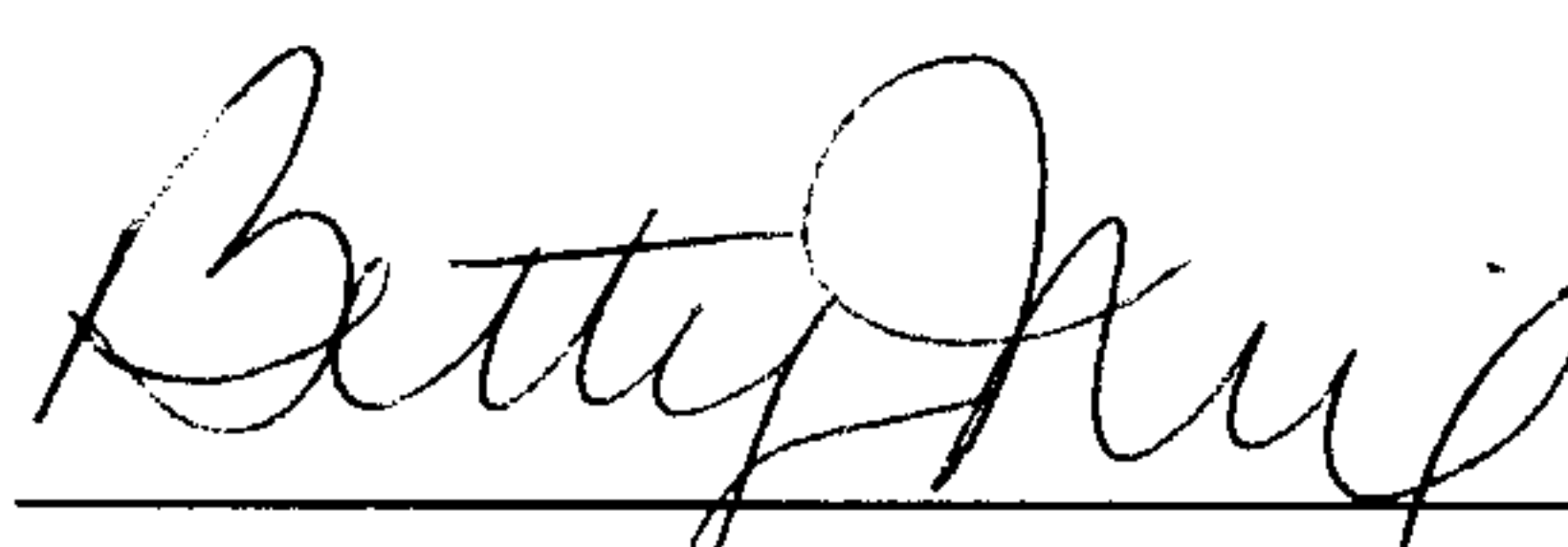
To Have and to Hold to the said grantee, his, her or their heirs and assigns forever.

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 September, 2007.

Shelby County, AL 09/25/2007  
State of Alabama

Deed Tax: \$10.50



**J. B. Nix Homebuilders, Inc.**

By: **Betty Nix**

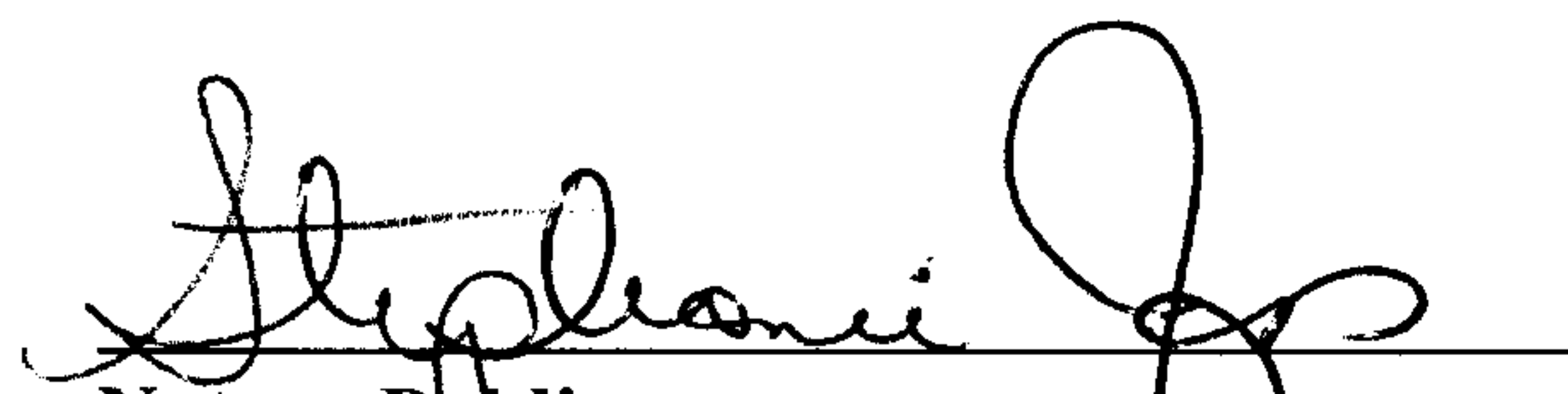
Its: **President**

STATE OF ALABAMA

COUNTY OF SHELBY

I, Stephanie Jones, a Notary Public in and for said County, in said State, hereby certify that Betty Nix whose name as President of **J. B. Nix Homebuilders, Inc.**, 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, she 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 September, 2007.

  
Notary Public  
My Commission Expires: 02-26-09

STEPHANIE JONES  
Notary Public - Alabama, State At Large  
My Commission Expires 2 / 26 / 2009