


20110203000037650 1/3 \$42.00
Shelby Cnty Judge of Probate, AL
02/03/2011 09:06:46 AM FILED/CERT

THIS INSTRUMENT PREPARED BY:

W. Harold Parrish, Jr.
Leitman, Siegal, Payne & Campbell, P.C.
420 North 20th Street, Suite 2000
Birmingham, Alabama 35203

SEND TAX BILL TO:

D.R. Horton, Inc. – Birmingham
2090 Columbiana Road, Suite 4000
Birmingham, AL 35216

GENERAL WARRANTY DEED

STATE OF ALABAMA)

\$24,000

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), in hand paid and other good and valuable consideration to the undersigned grantor, **CAMDEN COVE WEST, LLC**, an Alabama limited liability company ("Grantor"), in hand paid by **D.R. HORTON, INC. – BIRMINGHAM**, an Alabama corporation ("Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does hereby grant, bargain, sell and convey unto Grantee all of its right, title and interest in and to that certain real estate (the "Property") situated in Shelby County, Alabama, to-wit:

Lot 49, according to the Final Plat of Camden Cove West Sector 3, Phase 3, as recorded in Map Book 39, page 131, in the Probate Office of Shelby County, Alabama.

Subject, however, to those matters which are set forth on Exhibit "A" which is attached hereto and incorporated herein by reference (the "Permitted Encumbrances").

TO HAVE AND TO HOLD the Property unto the Grantee, its successors and assigns forever.

And Grantor does, for itself, its successors and assigns, represent and warrant and covenant with said Grantee, its successors and assigns, that Grantor is lawfully seized in fee simple of said Property; that said Property is free from all encumbrances other than the Permitted Encumbrances; that Grantor has a good right to sell and convey the same as aforesaid; and that Grantor, and its successors and assigns will warrant and defend the same to the said Grantee, its successors and assigns forever, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has caused this Deed to be properly executed on this the 27th day of January, 2011.



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GRANTOR:

CAMDEN COVE WEST, LLC,
an Alabama limited liability company

By: *Susan G. Tucker*
Name: Susan G. Tucker
Its: Manager

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Susan G. Tucker, whose name as Manager of **CAMDEN COVE WEST, LLC**, an Alabama limited liability company, 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, she, as such officer and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and official seal this the 26 day of January, 2011.

Notary Public

My Commission Expires: 12-1-14


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EXHIBIT "A"

PERMITTED ENCUMBRANCES

1. Taxes and assessments for the year 2011 and subsequent years, which are not yet due and payable.
2. Right of Way granted to Alabama Power Company by instrument recorded in Deed Volume 282, Page 306 in the Probate Office of Shelby County, Alabama.
3. Right of way to Shelby County, Alabama, recorded in Deed Volume 254, Page 131, in the Probate Office of Shelby County, Alabama.
4. Declaration of Protective Covenants as recorded in Instrument 20040908000499580, amended in Instrument 20050708000342360, further amended in Instrument 20080402000132960, in the Probate Office of Shelby County, Alabama.
5. Declaration of Protective Covenants as recorded in Instrument 20041006000552490, amended in Instrument 20050708000342350, further amended in Instrument 20050402000132950, further amended in Instrument 20080402000132970, in the Probate Office of Shelby County, Alabama.
6. Easement to Alabama Power Company recorded in Instrument 2008022500075040, in the Probate Office of Shelby County, Alabama.
7. Grant of Land Easement with Restrictive Covenants recorded in Instrument 20061212000602760 in the Probate Office of Shelby County, Alabama.
8. Building line(s), Easement(s) and Restriction(s) as shown by subdivision plat recorded in Map Book 39, page 131 in the Probate Office of Shelby County, Alabama.

Shelby County, AL 02/03/2011
State of Alabama
Deed Tax: \$24.00