

Mike Cupp

STATE OF ALABAMA )

COUNTY OF Shelby )

COVENANTS TO RUN WITH LAND

WHEREAS, X *John Stephens*

hereinafter called the owner(s) of certain real property situated in Shelby County, Alabama, described in Exhibit "A," attached hereto and incorporated herein fully; and

WHEREAS, upon said property the owner(s) desire(s) to construct an alternative onsite sewage disposal system, hereinafter called the system, to service the facility/ dwelling on said property; and

WHEREAS, the approval of the system by the Shelby County Health Department, hereinafter called the local health department, is conditioned upon the covenant by the owner(s) and his/her/their successors in title and his/her/their assigns that he/she/they will satisfy all of the requirements of the local health department and assure the proper functioning of the system.

NOW, THEREFORE, in consideration of the premises, the owner(s) hereby declare the following covenants to run with the land described in Exhibit "A":

1. The owner(s) and his/her/their successors in title and assigns shall comply with the Rules of the State Board of

Inst # 1999-27044

06/28/1999-27044

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SHELBY COUNTY JUDGE OF PROBATE  
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Health governing onsite sewage disposal (Chapter 420-3-1, Alabama Administrative Code), and with the terms and conditions of the permit issued by the local health department for the system, with respect to construction, installation, operation, maintenance, and repair of the system.

2. The owner(s) hereby give his/her/their assurance that the system shall be installed, and that the completed installation shall be certified by an engineer. The owner(s) and his/her/their successors in title and assigns hereby give his/her/their assurance that he/she/they will provide adequate maintenance for the system and that the system shall not receive hazardous waste, nonbiodegradable waste, or any waste which may contain high levels of metals, or chemicals from industrial, agricultural, or chemical establishments. The system shall receive only domestic liquid waste containing animal or vegetable matter in suspension or solution, and may include liquids containing chemicals in solution from water closets, urinals, lavatories, bathtubs, showers, laundry tubs or devices, floor drains, drinking fountains, or other sanitary fixtures.
3. These covenants shall run with the land and be binding on all present and future owners or occupants of said

facility/dwelling and the property on which it is situated until such time as the system is no longer required by the Administrative Code, the same being the case when the facility/dwelling is connected to a public or private sanitary sewer system.

Dated this, the 24 day of June, 1999.

X John W. Stephens  
Jo Ann Stephens  
(Signature(s) of Owner(s))

Donald E. Williamson, M.D.  
State Health Officer

By: Larry W. Rush 6-22-99  
(Local Health Officer's Signature)

STATE OF ALABAMA )

COUNTY OF Shelby )

I, the undersigned Notary Public in and for said County, in said State, hereby certify that John W. Stephens

Jo Ann Stephens, whose name(s) is/are  
(Name(s) of Owner(s))

signed to the foregoing instrument, and who is/are known to me, acknowledge(s) before me this day that, being informed of the contents thereof, he/she/they has/have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 24 day of June, 1999.

Barbara K. Ricketts  
Notary Public

My Commission Expires MY COMMISSION EXPIRES FEB. 12, 2003

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County, in said state, hereby

Donald E. Williamson, M. D.

certify that By: Larry W. Rush  
Local Health officer's Name

whose name is signed to the foregoing instrument, and who is known to me,  
acknowledges before me this day, that being informed of the contents hereof,  
has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 22nd day of  
June, 1999.

Shelia D. Stuffs  
Notary Public

My Commission Expires 9/11/99

Exhibit "A"

All property in the survey of \* See Attached, a map/deed of which  
is recorded in Map/Deed Book \_\_\_\_\_, page \_\_\_\_\_ or instrument  
# 1994-26675, in the Probate Office of Shelby County, Alabama. Or all  
property described in the attached legal description. See Attached



Exhibit "A"

This instrument prepared by:  
John Hollis Jackson, Jr.  
Attorney at Law  
P. O. Box 1818  
Clanton, AL 35045

WARRANTY DEED TO PERFECT TITLE

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS: That in consideration of One and no/100 (\$1.00) DOLLAR and to perfect title to lands as described in those certain warranty deed recorded as Instrument 1992-12952 in the Office of the Judge of Probate of Shelby County, Alabama, to the undersigned grantors in hand paid by the grantees herein, the receipt whereof is acknowledged, I, JoAnn Martin Cupp a/k/a JoAnn M. Stephens, a married woman (herein referred to as grantor) do grant, bargain, sell and convey unto JoAnn M. Stephens and husband, John W. Stephens (herein referred to as grantees) as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Blocks 29 and 30 of the town of South Calera, according to a map or plat thereof on record in the Probate Judge's Office of Shelby County, Alabama, and being in the Southwest Fourth of Southwest Fourth of Section 11, Township 24, Range 13-East; ALSO all of the Southwest Quarter of Section 11, Township 24, Range 13-East, that lies South and West of Blocks 29, 30, 31, and 32 of said map or plat of the Town of South Calera, containing 13 acres, more or less.

ALSO: Beginning at Northwest corner of the Southwest Fourth of the Southwest Fourth of Section 11, Township 24, Range 13-East, 145 feet to a point, which point is the beginning; thence 54° East 499 feet iron stake; thence South 89-40 East 182 feet iron stake on North side of 6th Street in center of Tuscaloosa Avenue and with same North 2-30 East 480.4 feet stake; thence leavings same North 87° 30' West 234.5 feet to point of beginning, containing 2.36 acres, more or less.

The grantor herein certifies that the above described property constitutes no part of her present homestead.

TO HAVE AND TO HOLD unto the said grantees as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the

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10:39 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
11.30

HOLLIS JACKSON, JR.  
ATTORNEY AT LAW  
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