

THIS INSTRUMENT WAS PREPARED BY:  
Richard W. Theibert, Attorney  
NAJJAR DENABURG, P.C.  
2125 Morris Avenue  
Birmingham, Alabama 35203

SEND TAX NOTICE TO:  
Camerlane, LLC

5196 LAKE CREST Circle  
Hoover, AL 35226

WARRANTY DEED

THE STATE OF ALABAMA )  
COUNTY OF SHELBY ) : KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Thirty-Four Thousand Nine Hundred and No/100, (\$34,900.00), DOLLARS, in hand paid to the undersigned, ASKJ, LLC, a limited liability company, (hereinafter referred to as "GRANTOR"), by Camerlane, LLC, a limited liability company, (hereinafter referred to as "GRANTEE"), the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto GRANTEE the following described real estate, located and situated in Shelby County, Alabama, to wit:

Lot 138, according to the Survey of Lake Forest, First Sector, as recorded in Map Book 24, Page 62, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Ad valorem taxes for the year, 2003.
2. 35 foot building line, as shown by recorded map.
3. Easement of varying sanitary sewer and drainage on rear, as shown by recorded map.
4. Easement of undetermined width on rear, as shown by recorded map.
5. Mineral and mining rights and rights incident thereto recorded in Instrument 1998/45727, in the Probate Office of Shelby County, Alabama.
6. Right of way to Shelby County, recorded in Volume 155, Page 437 and Volume 216, Page 571, in the Probate Office of Shelby County, Alabama.
7. Right of Way granted to Alabama Power Company by instrument recorded in Volume 239, Page 881; Volume 219, Page 127; Volume 150, Page 89; Volume 142, Page 84, in the Probate Office of Shelby County, Alabama.
8. Right of way to City of Alabaster, recorded in Instrument 1996/34796, in the Probate Office of Shelby County, Alabama.
9. Restrictions or Covenants recorded in Instrument 1998/28392, in the Probate Office of Shelby County, Alabama, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status, or national origin.

**ALL of the purchase price recited above was paid from the proceeds of a purchase money mortgage executed simultaneously with delivery of this deed.**

TO HAVE AND TO HOLD to the said GRANTEE, its successors and assigns forever.

And said ASKJ, LLC, a limited liability company, does for itself, its successors and assigns, covenant with the said GRANTEE, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEE, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said ASKJ, LLC, by its Member, Donald R. Slatton, is authorized to execute this conveyance, has hereto set his signature and seal, this 25th day of February, 2003.

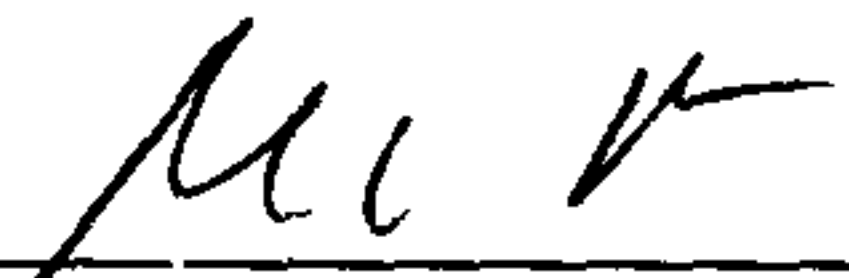
ASKJ, LLC

 (SEAL)  
BY: Donald R. Slatton  
ITS: Member

THE STATE OF ALABAMA )  
:  
COUNTY OF JEFFERSON )

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Donald R. Slatton whose name as Member of ASKJ, LLC, a 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, he, as such member 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 25th day of February, 2003.

  
\_\_\_\_\_  
NOTARY PUBLIC  
My commission expires:

My Commission Expires May 21, 2004