


Prepared by:  
Jeanette Slatton  
5196 Lake Crest Circle  
Birmingham, Alabama 35226

Camerlane, LLC  
5196 Lake Crest Circle  
Birmingham, Alabama 35226

  
20030714000443410 Pg 1/2 84.00  
Shelby Cnty Judge of Probate, AL  
07/14/2003 12:26:00 FILED/CERTIFIED

Warranty Deed

STATE OF ALABAMA )  
COUNTY OF JEFFERSON )  
KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Sixty Nine Thousand Eight Hundred and no/100 ea. (\$69,800.00) \_\_\_\_\_DOLLARS,  
to the undersigned grantor,  
**ASKJ, LLC**

(herein referred to as **GRANTOR**) in hand paid by the grantee herein, the receipt of which is hereby acknowledged the  
said **GRANTOR** does by these presents, grant, bargain, sell and convey unto

**CAMERLANE, LLC**

(herein referred to as **GRANTEE**, whether one or more), the following described real estate, situated in

Shelby County, Alabama to wit:

Lots 403 and 404, according to the survey of Lake Forest Subdivision, 4<sup>th</sup> Sector, as recorded as Map Book 28,  
Page 93, in the Probate Office of Shelby County, Alabama.

The above lot is conveyed subject to all easements, restrictions, covenants and rights of ways of Record and  
Exhibit A attached and hereunto made a part of this conveyance.

Grantee's Address: 5196 Lake Crest Circle  
Birmingham, Alabama 35226

**TO HAVE AND TO HOLD**, to the said **GRANTEE**, his, her or their heirs and assigns forever.

And said **GRANTOR** does for itself, its successors and assigns, covenant with said **GRANTEE**, his, her, or their  
heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that  
it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant  
and defend the same to be said **GRANTEE**, his, her or their heirs, executors and assigns forever, against the lawful  
claims of all persons.

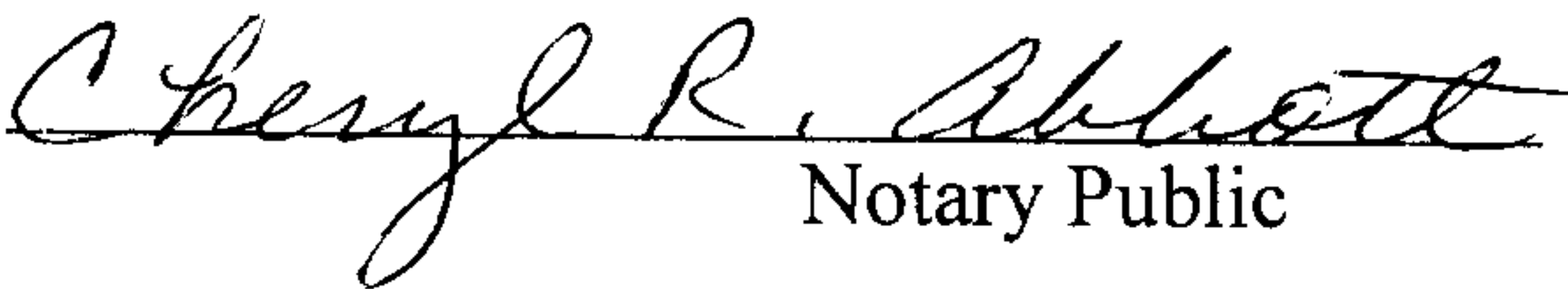
**IN WITNESS WHEREOF**, the said **GRANTOR** by its **MEMBER**, who is authorized to execute this conveyance,  
hereto set its signature and seal, this the 19<sup>th</sup> day of June, 2003.

**ASKJ, LLC**  
BY:   
DONALD R. SLATTON, MEMBER

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**, 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 officer and with full authority, executed the same voluntarily.

Given under my hand and official seal this the 19<sup>th</sup> day of June, 2003.

  
Notary Public

My Commission Expires 1-26-07  
Form ALA-32(Rev. 12-74)

**EXHIBIT "A"**

**COVENANT FOR STORM WATER RUN-OFF CONTROL**

Grantee does, for itself, its successors and or assigns, herewith covenant and agree to take all measures necessary to prevent sediment and other pollutants in water used in the construction process or storm water run-off from disturbed areas from leaving the boundaries of the lot herein conveyed. Grantee further covenants to exercise Best Management Practices (BMPs) for control of pollutants in storm water run-off and to comply with all city, county and state regulations regarding same and more specifically to comply with the Alabama Water Pollution Control Act and the Alabama Environmental Management Act. Should Grantee fail to comply with this covenant, Grantor does reserve an easement over and across the property herein conveyed for itself, its agents, sub-contractors or assigns in order to install, erect or maintain the appropriate measures to meet or exceed Best Management Practices for the control of pollutants or situation in storm water run-off. Grantor further reserves the right and authority to impose a lien on the property herein conveyed for the collection of cost incurred in the installation, erection or maintenance of such measures provided Grantee does not reimburse Grantor for such cost within 10 days after receipt of written demand. The foregoing shall be and is a covenant running with the land to the benefit of Grantor, its successors and or assigns.

Grantee does hereby acknowledge and agree to the matters stated herein:

