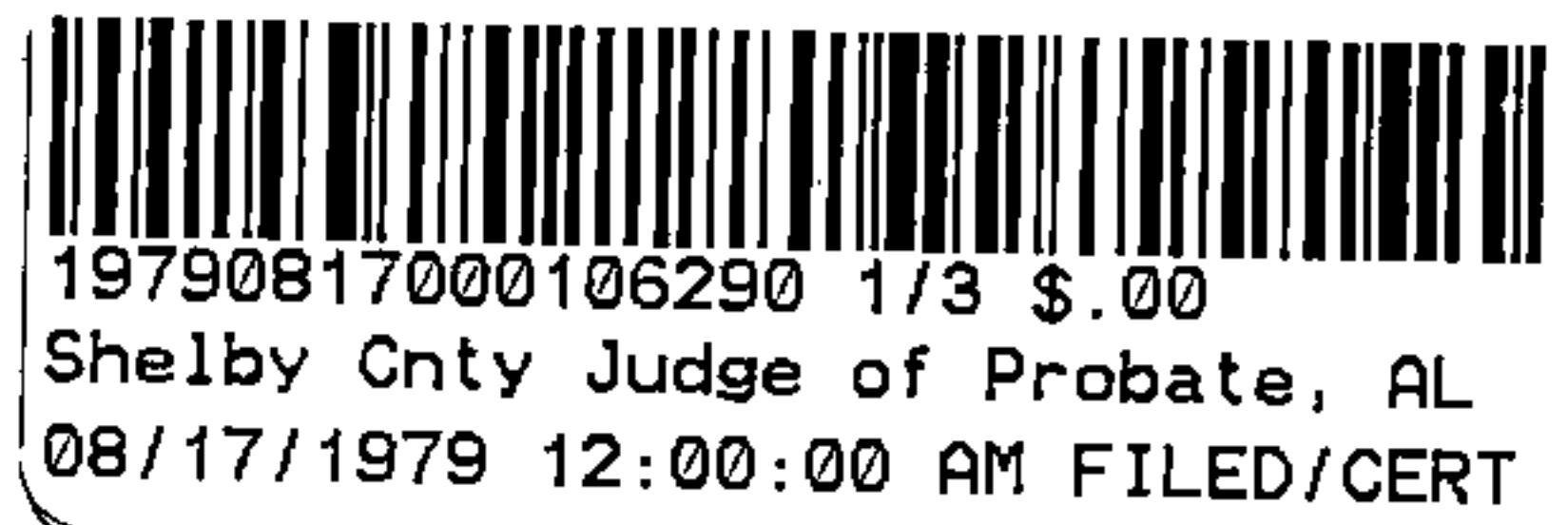


RESTRICTIONS FOR

SEVENTH SECTOR - NAVAJO HILLS



As recorded in the Probate Office of Shelby County Alabama, in Map Book 7 Page 95

WHEREAS, The undersigned FARRIS LAND COMPANY, INC., hereinafter called "Owner," is the owner of all lots as shown on map of said Navajo Hills, Seventh Sector which is recorded in the Probate Office of Shelby County, Alabama in Map Book 7, Page 95.

Whereas, the undersigned is desirous of establishing restrictions and limitations applicable to all lots owned by undersigned in said survey.

NOW, THEREFORE, the undersigned, FARRIS LAND COMPANY, INC. does hereby adopt the following restrictions and limitations which shall be applicable to all lots in the said subdivision, which restrictions and limitations are as follows:

1. No building shall be erected, placed or altered on any building plot in Navajo Hills, Seventh Sector until the building plans, specifications and plot plan showing the location of such building have been approved in writing as to conformity and harmony of external design and with existing structures in said Navajo Hills, Seventh Sector, and as to location of the building with respect to topography and finished ground elevation, by the Owner or by a representative designated by the Owner. The representatives shall serve at the will of the Owner. The City of Alabaster will issue a building permit upon receipt of approval letter from the Owner or his representative.
2. That said property shall be used for residence purposes only and not for any purpose of business or trade, and that no more than one single family dwelling house may be erected on each residence lot and said dwelling not to exceed 2 1/2 stories in height.
3. No lot shall be sold or allowed to be sold for the purpose of extending any public or private road or street, or for the purpose of opening any road or street, except by written consent of owner, his heirs or assigns.
4. No building shall be erected or allowed to remain on any residential lot in said subdivision within 50 feet of the back of the curb nor more than 75 feet from back of curb or within 10 feet of any side line of said lot.
5. Exposed exterior walls composed of the following materials shall be prohibited from this subdivision: Concrete, cement or other types of block materials; German siding or pattern 105 siding; asbestos shingles; sheet rock or other similar materials; imitation asphalt brick or imitation stone siding.
6. No residential structure shall be erected or placed on any building lot, which lot has an area of less than 15,000 square feet or a width of less than 90 feet at the front building set back line.
7. No noxious or offensive trade or activity shall be carried on upon any lot nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.
8. No trailer, basement without finished superstructure, tent, or any temporary structures erected on lots in the subdivision hereinabove mentioned, shall at any time be used as a residence, temporarily or permanently.
9. The ground floor area of the main structure, exclusive of one story open porches, breezeways, carports and terraces shall not be less than 1350 square feet. Houses with split foyers shall be not less than 1350 square feet finished rooms or heated space. Houses that are split level shall be not less than 1350 square feet finished rooms or heated space. If one and one-half story, two story or two and one-half stories, the ground floor shall not be less than 900 square feet of living area with total living area being at least 1600 square feet excluding open porches and garages.
10. Fences may be constructed no higher than four feet to the rear of the dwelling house, but none shall be constructed nearer the front of the lot than the rearmost portion of dwelling house. No spite fences shall be erected.

20 Mr. Farris:

P.O. Box 247 - Alabaster, AL 35007

BOOK PAGE 95

11. No signboard of any description shall be displayed on any residential lot with the exception of "For Sale" or "For Rent" signs, which signs shall not exceed two feet by three feet.

12. No residential structures shall be moved onto any lot.

13. That until such time as a municipal sewage system is available, sewage disposal shall only be by septic tanks which shall be constructed and maintained in a manner satisfactory to the Alabama Board of Health.

14. The Owner reserves to himself, his heirs and assigns, the right to grant rights of way to use said streets to any other person, firm or corporation, for the purposes of erecting hereon and installing thereover such poles, wires, guys, guy wires, pipelines, and other equipment and apparatus as may be necessary or desirable for the purpose of supplying the premises adjacent thereto with electricity, telephone, water, sewer and gas service, including but not restricted to the right to trim trees where necessary or advisable for the safe operation thereof, and to conduct telephone and electric light wires over said lots from the poles located on said streets or ways.

15. If any person shall violate or attempt to violate any of the covenants and restrictions contained herein, it shall be lawful for any other person or persons owning any of the lots in said subdivision to prosecute any proceedings at law or in equity, against the person or persons violating or attempting to violate any such covenants and restrictions and either to prevent him or them from so doing or to recover damages for such violations. It being understood that this right extends not only to the present owners of said subdivision, but also to any future lot owners therein.

16. Minor violations of the building line requirements not to exceed 8%(eight per cent) of the required distance may be waived by owner.

17. Invalidity of any of these covenants by judgement or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

18. All of said restrictions and covenants shall constitute covenants running with the land and all of the deeds hereafter made conveying said lots shall be made subject to the restrictions hereinbefore set out.

19. No farm animals shall be kept or maintained on any residential building lot and not more than two domestic pets may be kept or maintained on any residential building lot.

20. No person or persons shall be permitted to dump garbage, trash or sewage on lots or in drains within Navajo Hills, Seventh Sector.

WITNESS my hand this 17 day of August, 1979

rec. 300
and 1.00
4.00

STATE OF ALA. SHELBY CO.
CERTIFY THIS

1979 AUG 17 PM 1:44

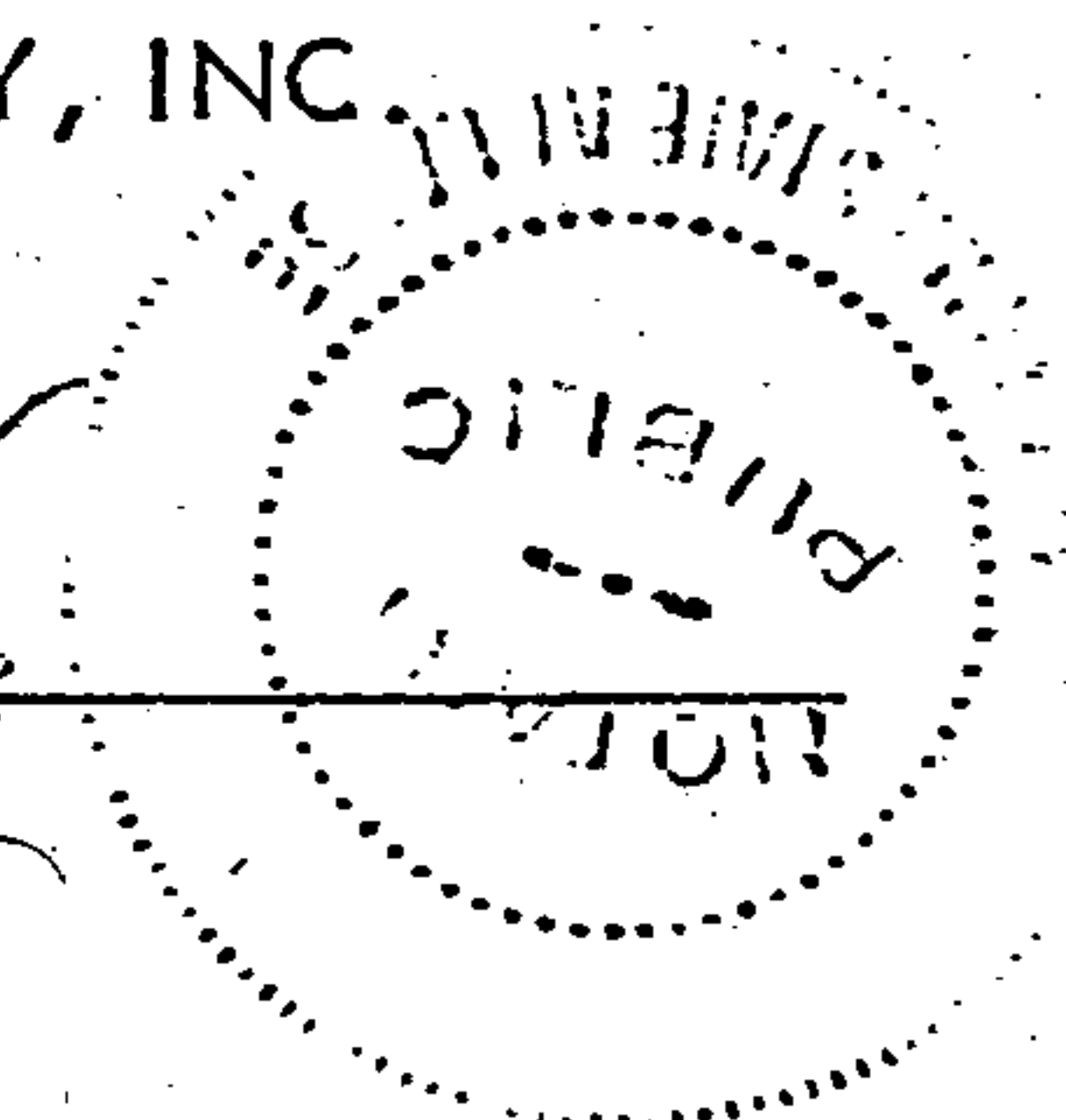
Thomas P. Snowden, Jr.
JUDGE OF PROBATE

STATE OF ALABAMA
SHELBY COUNTY

FARRIS LAND COMPANY, INC.

By W. M. Farris
President

19790817000106290 2/3 \$.00
Shelby Cnty Judge of Probate, AL
08/17/1979 12:00:00 AM FILED/CERT



I, Kathryn M. Thomas, a Notary Public in and for said County, in said State, hereby certify that W. M. Farris whose name as President of Farris Land Company, Inc., a corporation, 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 such conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said.

Given under my hand and official seal, this the 17 day of August, 1979.

Kathryn M. Thomas
Notary Public
My Commission Expires Oct. 1, 1979



PARCEL 1

724

Lot 16 , according to the Survey of Valley Station, First Sector, as recorded in Map Book 7, Page 47, in the Probate Office of Shelby County, Alabama.

In consideration of a loan granted 8-10-79 by Citicorp Person to Person Financial Center to me, I agree not to renew or otherwise add to my present indebtedness to Collateral Mortgage as shown by mortgage and deed dated NA without first paying my indebtedness to Citicorp Person to Person Financial Center IN FULL.

Lowell Keith Smith
Shirley L. Smith

WITNESS

W. D. Clark
NOTARY PUBLIC

STATE OF ALA. SHELBY CO.
RECEIVED THIS
1979 AUG 17 PM 1:51

Thomas A. Shumaker, Jr.
JUDGE OF PROBATE

Rec. 1.50

Jul. 1.00

2.50

NOTARY PUBLIC
SHELBY COUNTY
ALABAMA

19790817000106290 3/3 \$.00
Shelby Cnty Judge of Probate, AL
08/17/1979 12:00:00 AM FILED/CERT

JEFFERSON LAND TITLE SERVICES CO., INC.
316 North 21st Street
P. O. Box 10481
BIRMINGHAM, ALA. 35201

241-B CENTURY PLAZA
P. O. BOX 6668
BIRMINGHAM, ALABAMA 35210
PH: 595-6154 (AREA-205)