

2094

THIS INSTRUMENT WAS PREPARED BY: MIKE T. ATCHISON, ATTORNEY AT LAW
POST OFFICE BOX 822
COLUMBIANA, ALABAMA 35051

STATE OF ALABAMA
SHELBY COUNTY

AMENDMENT OF RESTRICTIVE COVENANTS

WHEREAS, the undersigned, James L. Ray, Jr. imposed certain restrictive covenants running with the land upon the following real estate, to-wit:

Begin at the SW corner of Lot 25, Walter's Cove Subdivision, First Sector, as recorded in Map Book 5, Page 22, in the Office of the Probate Judge, Columbiana, Alabama; thence proceed Westerly along the North boundary of the 60-foot right of way of County Highway #416, for a distance of 106.00 feet to a point; thence turn an angle of 92 degrees 04 minutes to the right and run along the East boundary of a 10-foot easement for a distance of 191.91 feet to a point; thence turn an angle of 78 degrees 52 minutes to the right and proceed Easterly along the South margin of Carden Channel for a distance of 121.55 feet to a point (being the NW corner of said Lot 25, Walter's Cove, First Sector); thence turn an angle of 104 degrees 44 minutes to the right and run along the West boundary of said Lot 25 for a distance of 210.00 feet to the point of beginning. Said property is located in the NW 1/4 of Section 23, Township 21 South, Range 1 East, Shelby County, Alabama. According to survey of James L. Ray, Jr., Reg. No. 1841, dated 14 November, 1988.

Said restrictive covenants were recorded on, to-wit: June 19, 1967, in the Probate Office of Shelby County, Alabama, in Deed Book 248, Pages 750 and 751, and as amended by Deed Book 261, Page 668, in Probate Office.

WHEREAS, in paragraph 5, the said JAMES L. RAY, JR., his heirs and assigns, reserved the right to modify the building line restrictions and on the said above described property, and

WHEREAS, in paragraph 8, the said JAMES L. RAY, JR., his heirs and assigns, reserve the right to approve the plans for any outbuilding to be constructed prior to the construction of same, and

WHEREAS, the said JAMES L. RAY, JR., does hereby elect to exercise the rights, privileges and reservations reserved to him under said paragraph 5 of said restrictive covenant document, as it pertains to the above described property and

WHEREAS, the same JAMES L. RAY, JR., does hereby elect to approve the plans for a detached garage on the above described property, and does further hereby amend paragraph 3 of the above stated restrictive covenant document to allow for the construction of said outbuilding, and

WHEREAS, RICHARD P. CRUMPTON and wife, TERESA C. CRUMPTON, own the adjoining parcel of property, more particularly described as: Lot 25, according to the survey of WALTERS COVE, FIRST SECTOR, as shown on map recorded in Map Book 5, Page 22, in the Probate Office of Shelby County, Alabama, and

WHEREAS, RICHARD P. CRUMPTON and wife, TERESA C. CRUMPTON, do hereby consent to the amendment of restrictive covenants as set forth hereinafter.

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Courtney Mason

NOW, THEREFORE, the undersigned do amend Paragraphs 3 and 5 of said restrictive covenant document as to above described property, to read in their amended form as follows:

3. No building except for a single dwelling house designed for use of only one family with no more than two outbuildings, except for small well or pump house, shall be built on any lot in the said subdivision.
5. No detached out-building or garage shall be erected on said property, the side line of which (which means the side line of said detached outbuilding or garage) shall be nearer the side line of said property than 10 feet.

IN WITNESS WHEREOF, JAMES L. RAY, JR., RICHARD P. CRUMPTON and wife, TERESA C. CRUMPTON, have hereunto set their signatures on this the 23 day of October, 1990.

*James L. Ray Jr **
JAMES L. RAY, JR.

Richard P. Crumpton
RICHARD P. CRUMPTON

Teresa C. Crumpton
TERESA C. CRUMPTON

* IN AS FAR AS I HAVE THE LEGAL
RIGHT TO DO SO. *JR*

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that JAMES L. RAY, JR., whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that being informed of the contents of the instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 23^d day of October, 1990.

Johnny L. Lane Jr.
Notary Public

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that RICHARD P. CRUMPTON and wife, TERESA C. CRUMPTON, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 10th day of October, 1990.

Johnny L. Lane Jr.
Notary Public

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

90 OCT 31 AM 10:18

JUDGE OF PROBATE

1. Doc. Fee	3.00
2. ...	3.00
3. ...	1.00
4. ...	
5. ...	
6. ...	
Total	9.00