

This instrument was prepared by: Clayton T. Sweeney  
Attorney At Law  
2700 Hwy. 280 East, Suite 290E  
Birmingham, Alabama 35223

State of Alabama )  
County of Shelby )

FIRST AMENDMENT TO DECLARATION OF PROTECTIVE COVENANTS FOR  
SPRING GATE SUBDIVISION, SECTOR ONE, PHASE THREE,  
AS RECORDED IN MAP BOOK 20, PAGE 82,  
IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA

KNOW ALL MEN BY THESE PRESENTS THAT,

WHEREAS, MINNIE G. ACTON, (hereinafter referred to as "DEVELOPER") has previously filed a Declaration of Protective Covenants and Agreements in the Probate Office of Shelby County, Alabama, in Instrument # 1995-31515, (the "Original Declaration") for the benefit of certain real property situated in Shelby County, Alabama, which is part of a residential subdivision known as Spring Gate Subdivision, Sector One, Phase Three, and which is more particularly described in the as recorded in Map Book 20, at Page 82, in the Probate Office of Shelby County, Alabama;

Alabama.

WHEREAS, the Declarant desires to amend the Original

07/29/1997-23635  
09:56 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
003 MCD 13.50

Cornerstone

Inst # 1997-23635

Declaration in accordance with and pursuant to Section 12.01 of the Original Declaration which permits the Developer to amend or alter the Original Declaration, so long as such amendment does not materially and adversely affect or alter any Owner's right to use his Lot (as defined in the Original Declaration);

NOW THEREFORE, the Declarant hereby amends and alters the Original Declaration as follows:

With respect to the single-family dwelling to be constructed on Lot Lot 2, of Spring Gate Subdivision, Sector One, Phase Three, as recorded in Map Book 20, page 82, in the Probate Office of Shelby County, Alabama the following provisions of the Original Declaration are hereby amended;

Paragraph 9.02 is hereby deleted and the following substituted therefor:

No structure shall be erected, altered, placed or permitted to remain on any residential building lot other than detached single-family dwellings not to exceed two and one half stories, and an attached carport for one or more cars.

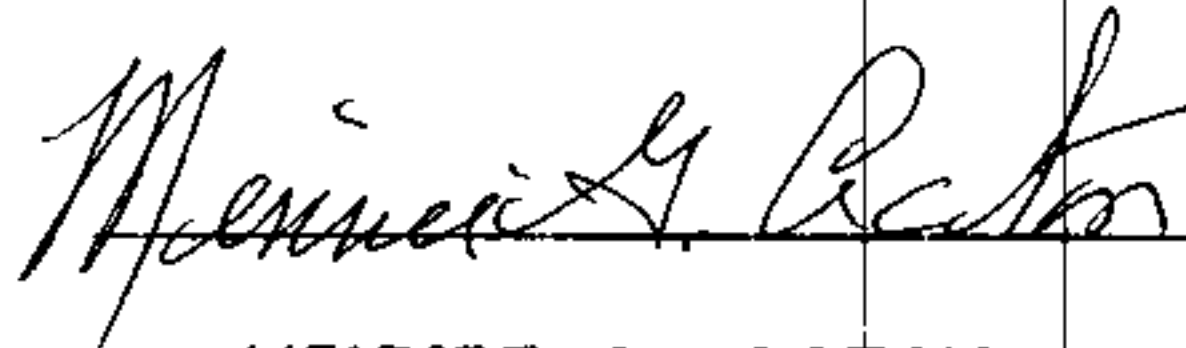
All other terms and conditions of the Original Declaration shall remain in full force and effect unaltered except as amended herein.

Declarant hereby declares that said provisions of the Original Declaration as so amended shall run with the land and be binding upon, and shall inure to the benefit of, the Subject Property and all parties having or acquiring any right, title or

interest in and to the Subject Property or any part thereof, and their successors in interest.

IN WITNESS WHEREOF, the undersigned have caused this Declaration to be executed as of the 28<sup>th</sup> day of July, 1997.

DECLARANT:



MINNIE G. ACTON

Inst # 1997-23635

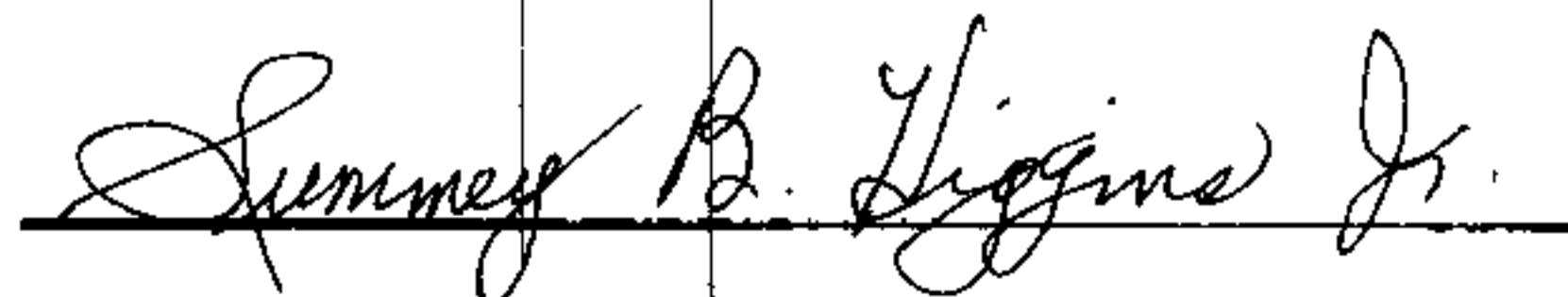
07/29/1997-23635  
09:56 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
003 MCD 13.50

STATE OF ALABAMA )

COUNTY OF Shelby )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Minnie G. Acton, a widowed woman whose name is signed to the foregoing Supplemental Declaration of Protective Covenants, and who is known to me, acknowledged before me on this day that, being informed of the contents of the above and foregoing Supplemental Declaration of Protective Covenants, she, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal of office this 28<sup>th</sup> day of July, 1997.



Notary Public

My Commission Expires: \_\_\_\_\_

NOTARY PUBLIC STATE OF ALABAMA AT LARGE.  
MY COMMISSION EXPIRES: Mar. 21, 2001.  
BONDED THRU NOTARY PUBLIC UNDERWRITERS.