

Send Tax Notice To:

Nathan S. Stamps
150 Stamps Junction
Montevallo, AL 35115

Inst # 1999-35935

08/26/1999-35935
02:15 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
14.00
003 HNS

This instrument was prepared by:
Claude McCain Moncus, Esq.
Conley, Moncus & Ward, P.C.
400 Shades Creek Parkway, Ste. 100
Post Office Box 59807
Birmingham, Alabama 35259-0807

STATUTORY WARRANTY DEED
TITLE NOT EXAMINED

STATE OF ALABAMA
JEFFERSON COUNTY

)
) **KNOW ALL MEN BY THESE PRESENTS,**

That in consideration Ten Dollars (\$10.00) and other good and valuable consideration to the undersigned Grantor in hand paid by the Grantee herein, the receipt whereof is acknowledged, **Sherwood J. Stamps and Beverly F. Stamps**, married persons (herein collectively referred to as Grantor) does grant, bargain, sell and convey unto **Nathan S. Stamps**, a married person (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama subject to easements and restrictions of record:

Commence at the S.E. Corner of the S.W. 1/4 of the N.E. 1/4 of Section 1 and go North 88 Degrees 53 Minutes 22 Seconds West along the South Boundary of said 1/4 - 1/4 Section for 12.30 feet to the West Boundary of Shelby County Highway No. 107; thence North 01 Degrees 52 Minutes 00 Seconds West along the West Boundary of said Highway No. 107 for 676.00 feet to the Point of Beginning; thence continue North 01 Degrees 52 Minutes 00 Seconds West along the West Boundary of said Highway No. 107 for 266.00 feet; thence South 88 Degrees 08 Minutes 00 Seconds East for 570.00 feet; thence South 01 Degrees 52 Minutes 00 Seconds East for 266.00 feet, thence North 88 Degrees 08 Minutes 00 Seconds East for 570.00 feet to the Point of the Beginning, containing 3.48 Acres more or less.

The foregoing conveyance is one of six (6) conveyances made simultaneously herewith and the six (6) grantees will agree as to use restrictions, set back lines, minimum square footage of residences, and the overall use of the six properties, provided, however, no mobile homes of any type shall be placed on any of this property and any outbuildings shall be compatible with the main residence on the respective property.

TO HAVE AND TO HOLD unto the said Grantee, his heirs, administrators, executors, forever.

16th IN WITNESS WHEREOF, the undersigned have hereto set their hands and seals this day of December, 1998.

Sherwood J. Stamps (SEAL)
Sherwood J. Stamps

Beverly F. Stamps (SEAL)
Beverly F. Stamps

STATE OF ALABAMA)
Jefferson COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **SHERWOOD J. STAMPS** and **BEVERLY F. STAMPS** whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Dated this the 16th day of December, 1998.

[SEAL]

Charles M. ...
Notary Public
My Commission Expires: 12/28/99

RESTRICTIONS FOR STAMPS FAMILY SUBDIVISION- HWY.107

This declaration of restrictive covenants is made and entered into on this 15 day of August, 1999 by Amy Stamps, Carrie Gibson, Brad Stamps, Audrey Wilkinson, Nathan Stamps, and Kelly Griffin.

1. Residential Use- With respect to each lot in Stamps Family subdivision on Hwy. 107, Shelby County, subject lots are to be used for residential use only.

2. No subdivision of subject lots. Each lot contains approx 3.48 acres. No further subdivision will be permitted. One residence per lot.

3. Temporary structures

No tent, trailer, camper, shack, or barn may be used as a residence on either a temporary or permanent basis.

4. Square Foot Requirements

Any one story dwelling on subject lots must have at least 1800 square feet of heated and cooled living area. Living area shall not include porches, stoops, garages, etc. Any two story dwelling shall have at least 1500 square feet of living area on the main level.

5. Building line restrictions

In subject subdivision, any portion of any building shall not be located nearer to the front lot line than 200 feet, side lot line 30 feet, rear lot line 25 feet.

The covenants and restrictions herein contained shall run with the land described in this instrument and shall be binding on all owners or their assigns until January 1, 2010, at which time same shall be automatically extended for successive periods of 10 years unless, prior to the beginning of any such successive period, an instrument signed by all (100%) owners of 6 subject lots has been recorded with the office of the Judge of Probate of Shelby County Alabama, agreeing to a change in the covenants and restrictions herein contained, in whole or in part.

Amy Stamps
AMY STAMPS

Brad Stamps
BRAD STAMPS

Nathan Stamps
NATHAN STAMPS

Audrey Wilkinson
AUDREY WILKINSON

Carrie Gibson
CARRIE GIBSON

Kelly Griffin
KELLY GRIFFIN

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