STATE OF ALABAMA, JEFFERSON COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of One (\$1.00) Dollar and other valuable considerations to the undersigned grantor, Little Cahaba Land Company, a corporation, in hand paid by Walter C. Jones, the receipt of which is hereby acknowledged, it, whe said Little Cahaba Land Company, a corporation, does grant, bargain, sell and convey unto the said Walter C. Jones a tract of land located in Jefferson and Shelby Counties, State of Alabama, described as follows:

The West half of the East half of the West Half of Southwest quarter, of Section 19, Township 18, South Range 1 West of the Huntsville Principal Meridian, said tract of land having an area of twenty acres more or less.

That there is excepted from this conveyance and reserved for the grantor, its successors and assigns, a right of way over and across the tract of land herein conveyed for a private road which road shall be fifteen feet in width on each side of the center line of the said private road, as it is now located.

There is also excepted ffom this conveyance and reserved to the grantor, its successors and assigns, an easement six feet in width along the North side of the said Private road as now located on said property for electric light and telephone poles and lines and for sewers.

There is also excepted from this conveyance and reserved to the said grantor, its agents, successors or assigns, or to the agents of any public utility the right of ingress and egress to and from said property, for all necessary purposes in connection with laying and maintaining sewerage, gas and water mains and pipes and electric and telpoles ephone/and wires, on and over the easements hereinabove reserved.

There is also excepted from this conveyance and reserved to the grantor, its successors and assigns, an easement or privilege to use all that portion of said land lying in the bed of the Little Cahaba River and firther reserving and excepting from this conveyance an easement or privilege to use two strips of land each being ten feet in width, extending entirely across the land herein conveyed lying on each side of said river, said strips of land being parallel with and adjacent to the mean low water line of saidfriver.

This conveyance is made subject to the following conditions, limitations and restrictions, namely:

- 1. That said property shall be used by white persons only, except that any servant or servants employed on the premises may occupy servants quarters or house.
- 2. That the said property shall be used for residence purposes only and not for any purpose of business or trade.
- 5. That no building except a single dwelling house with necessary outbuildings shall be erected or maintained on the property on the North side of the Little Cahaba River and that no buildings except a single dwelling house with necessary outbuildings shall be erected or maintained on the South side of the Little Cahaba River; it is intended hereby to prohibit not shall there be maintained, kept or suffered any dairy, sanitatium, apartment house, double or duplex house, inn, boarding house or place of any sort for the serving of food or refreshments to the public, public garage, public stables, public hall: or transportation equipment for doing work under contract or hire; no dog kennels shall be maintained or pet stock raised for commercial purposes on any part of said property.
- 4. That no dwelling shall be erected on said property the front line of which (which means the front line of any porch, or terrace or any projection not counting steps) shall be nearer the private road as now located on said property, than 50 feet; and that no dwelling shall be erected on said property the side line of which (which means

the side of porch or projection, not counting steps) shall be hearen the side line of said property than 25 feet.

- 5. No outbuildings, garages or servants' houses on said property shall be erected except on the rear of the said estate clear of easements and not closer than 100 feet to private road; or if a garage is erected in the basement of, or attached to, the dwelling then the same shall face to the side or rear of said estate.
- 6. Fences, hadges and walls exceeding four feet in height shall not be built closer than 50 feet to the private road as now located.
- 7. The tract of land North of the Little Cahaba River may not be subdivided or reduced in size by voluntary alienation, judicial sale or other proceedings except at the discretion and with the approval of the grantor or its authorized agents, and the tract of land South of the Little Cahaba River may not be subdivided or reduced in size by voluntary alienation, judicial sale or other proceedings except at the discretion and with the approval of the grantor or its authorized agents.
- 8. This property shall not be cultivated for crops of any sort except in kitchen gardens of reasonable sizes, suitably located.
- 9. There shall not be built, maintained or kept on said property a cess pool, privy or privy wault or receptable of any kind for the storage of liquid waste, except septic tanks of an improved type, satisfactory to County and State Health authorities properly laid with underdrains. No septic tanks may be constructed within 40 feet on an adjoining property line. No sewer or drainage line shall be laid on said property which shall empty on or become a nuisance to the adjoining property.
- 10. The grantor reserves the right to make any road or other improvements on said property and to change the present private road grades if necessary without liability to the purchaser or assigns for any claim for damages and further reserves the right to change or modify the restrictions on this property.
- ll. That said Little Cahaba River Shall not be obstructed, polluted, contaminated nor its course changed or altered, nor shall any dam, wharf, pier, dock or bridge be built across the said river.

It is understood and agreed that as a part of the consideration for this conveyance the grantee herein agrees to conform to the foregoing conditions, limitations and restrictions and that said conditions, limitations and restrictions shall attach to and run with the land and that it shall be lawful for the said granter its successors or assigns to institute and prosecute any proceedings at law or in equity against the person, persons, corporation or corporations violating or threatening to violate the said conditions, limitations and restrictions, and the said conditions, limitations and restrictions may be proceeded upon against the said grantee, heirs or assigns for a specificine execution thereof, and that any failure on the part of the grantor, 15s successors or assigns, to assert any right as herein provided shall not be deemed a waiver thereof, but it may at any time assert the same.

TO HAVE AND TO HOLD the said above described property unto the said Walter C. Jones, together with all and singular the tenements and appurtenances thereunto belonging, and unto his heirs and assigns in fee simple, subject to the obligations and restrictions herein expressed and imposed on the said grantee, his heirs and assigns.

In witness whereof, the Little Cahaba Land Company, a corporation, has caused these presents to be executed in its name and behalf by its President, Charles S. Blair, and its corporate seal to be hereunto affixed and attedted by the signature of its Secretary, George T. Hayden, who are thereunto duly authorized this, the 28th day of December, 1932.

> Little Cahaba Land Company, Hy Charles S. Blair,

> > President.

ATTEST:

George T. Hayden., Secretary

STATE OF ALABAMA. JEFFERSON COUNTY)

I, Bessie S. Barry, a Notary Public in and for said County, in said State, hereby certify that Charles S. Blair and George T Hayden, whose names as President and Secretary, respectively, of the Little Cahaba Land Company, a corporation, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they, as such officers and with fully authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and seal of office this 18th day of January, 1933.

Bessie S. Barry, Notary Public.

Filed for record in this office this the 7th day of November 1933 at 1 or lock Pm and duly recorded in deed record 95, page 590 and examined.

Cage Head, Judge of Probate.

STATE OF ALABAMA SHEN Y COUNTY t hereby certify that has been paid on the within inmirmment as required by.