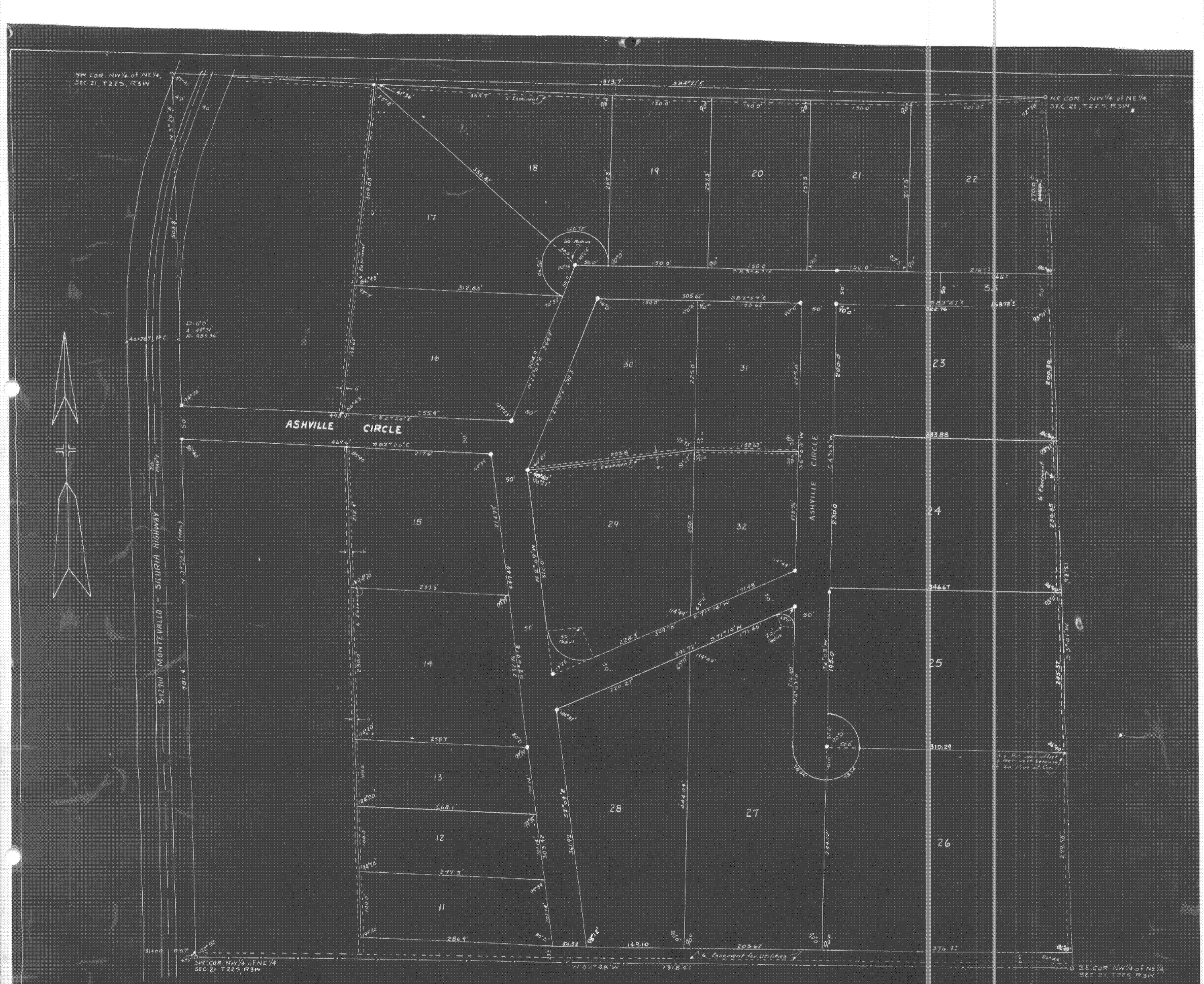

HUBBARD AND GIVHAN'S SUBDIVISION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 22 SOUTH, RANGE 3 WEST.

SCALE 1" = 50'

1953

STATE OF ALABAMA — DEDICATION — SHELBY COUNTY

We the undersigned J.L. Ray Jr. Surveyor and L.H. Hubbard and F.P. Givhan, Owners of the land hereinafter described hereby certify that this is a correct map showing the streets, alleys and easements and giving length, width and name of each street and the number of each lot and showing relation of the land platted to government Survey of NW¼ of NE¼, Sec 21, T22S, R3W. Signed this 29 day of April 1954.

James L. Ray Jr. L.S. #1841

F.P. Givhan OWNER

L.H. Hubbard OWNER

STATE OF ALABAMA, SHELBY COUNTY

I, Beatrice Fancher, a Notary Public in and for said county, hereby certify that J.L. Ray Jr. Surveyor and L.H. Hubbard and F.P. Givhan, owners, whose names are signed to the foregoing certificate and who are known to me on this day that being informed of the contents of said certificate they executed same voluntarily on the day same bears date.

Beatrice Fancher NOTARY PUBLIC

STATE OF ALABAMA, SHELBY COUNTY

I hereby certify that the within map was filed and recorded in Map Book 3 Page 128.

P.P. Walker PROBATE JUDGE

NOTE

I, James L. Ray Jr., a registered Surveyor No 1841 revised this subdivision made originally by G.H. Howell, registered Surveyor 302, in 1948. My revision was made to the extent of further subdivision of this property and changing of some lots at the direction of the owners. Computations are based on G.H. Howell's survey. Signed this 6 day October 1953.

James L. Ray Jr. Reg. No. 1841

PROTECTIVE COVENANTS

These covenants are to run with the land and shall be binding on all parties and all persons claiming under them until Jan. 1, 1969 at which time said covenants shall be automatically extended for successive periods of ten years, unless by a vote of a majority of the then owners of the lots, one vote for each lot, it is agreed to change said covenants in whole or in part.

If the parties hereto, or any of them or their heirs or assigns, shall violate or attempt to violate any of the Covenants herein it shall be lawful for any other person or persons owning any real property situated in said subdivision or development to prosecute any proceedings at law or equity against the person or persons violating or attempting to violate any of these covenants and either to prevent him or them so to recover damages or other dues for such violations.

Invalidation of any of these covenants by judgement or Court order shall in no wise effect any of the other provisions which shall remain in full force and effect.

1. All lots in this subdivision shall be known and described as residential lots, and shall conform in usage, and be governed by the restrictions governing lots in the "A" zone of the zoning law of the Town of Montevallo, Alabama.
2. No fowl, animals or poultry and not more than two dogs shall be kept or maintained on any residential lot.
3. No person or persons shall be permitted to dump garbage, trash or sewage on lots, or in drains in this subdivision.
4. An easement is reserved to allow the utilities to place poles and anchors, to run water lines and sewer lines on or within three (3) feet of the inside property lines.
5. No dwelling costing less than fifteen thousand dollars ($15,000.00) shall be permitted on any lot in this subdivision except on lot Nos. 23, 24, 25 and 26 on which no dwelling costing less than twenty thousand dollars ($20,000.00) shall be permitted. Easements affecting certain lots in this subdivision are hereby reserved for the installation and maintenance of storm sewers, sanitary sewers, electric poles, telephone poles, water mains, or any other utility easement that may be needed.
6. The lots shown on this map may be further subdivided for the purpose of increasing the size of adjacent lots, however no additional building plots may be located by further subdivision of the lots shown hereon.

State of Alabama
Shelby County

Approved: Town of Montevallo Planning Board
By Clayton B. Nesbitt Chairman

State of Alabama
Shelby County

Approved: Town of Montevallo Alabama
E. Bartlett Clerk