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RESTRICTIONS FOR
GORDON CROSS ESTATE

AS RECORDED IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA
IN MAP BOOK 5, PAGE 15.

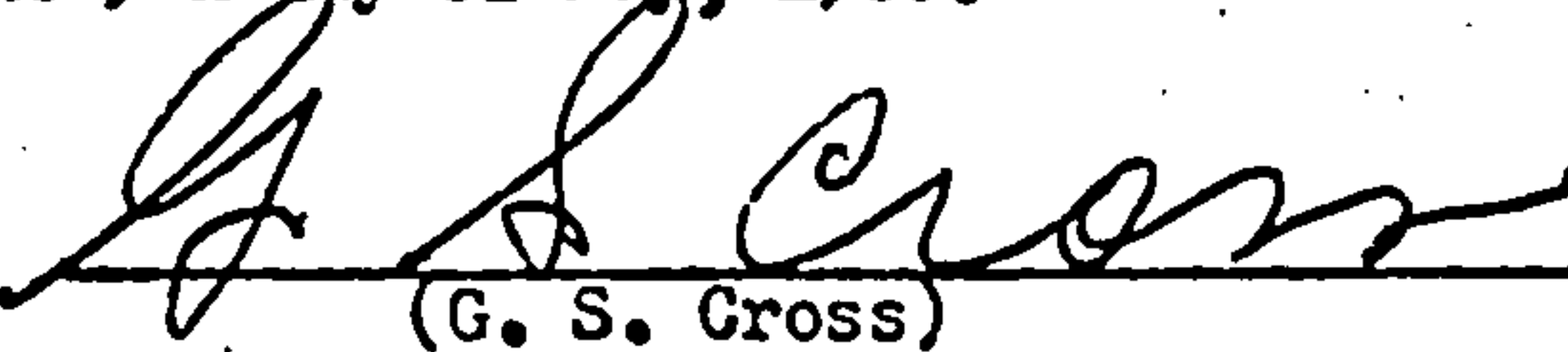
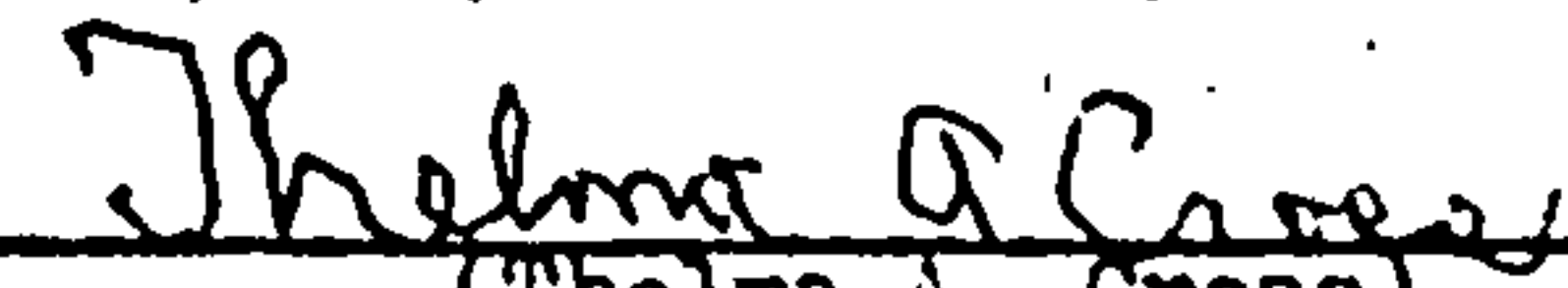
WHEREAS, the undersigned, G. S. Cross and wife, Thelma A. Cross, are the owners of all lots as shown on map of said Gordon Cross Estate which is recorded in the Probate Office of Shelby County, Alabama in Map Book 5, page 15, except that portion marked "Not Included".

WHEREAS, the undersigned are desirous of establishing restrictions and limitations applicable to all lots owned by undersigned in said survey.

NOW, THEREFORE, the undersigned, G. S. Cross and Thelma A. Cross do hereby adopt the following restrictions and limitations which shall be applicable to all lots in the said subdivision, which restrictions and limitations are as follows:

1. That said property shall be used for residence purposes only and not for any purpose of business or trade, and that no more than one single family dwelling house may be erected on each residence lot, nor more than one building for garage or storage purposes shall be erected for the personal use of the owner of said lot, and such building shall be limited to the personal use of the property owner.
2. No dwelling shall be erected on any lot in the said Gordon Cross Estate of less than 1400 square feet, exclusive of porches, and not less than 1200 square feet on the first floor of 1½ and 2 story buildings.
3. No trailer, basement, tent, shack, or other structure shall be used as a residence, temporarily or permanently, on said residential lots.
4. No trailers shall be parked on any lot in said subdivision.
5. Easements for installation and maintenance of utilities, sewerage facilities, and drainage facilities, are reserved over and across the boundaries of said lots as shown on map of said subdivision.
6. No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.
7. It is understood and agreed that said conditions, limitations and restrictions shall attach to and run with the land. 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 real property situated in said development or subdivision to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenant, and either to prevent him or them from so doing, or to recover damages or other dues from such violation.
8. Invalidation of any one of these covenants by judgment or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

WITNESS our hands this the 9th day of May, 1966.


(G. S. Cross)

(Thelma A. Cross)

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STATE OF ALABAMA }
SHELBY COUNTY }

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that G. S. CROSS and THELMA A. CROSS, whose names are signed to the foregoing restrictions, and who are known to me, acknowledged before me on this day that, being informed of the contents of these restrictions, they executed the same voluntarily on the day the same bears date.

Given under my hand this the 9th day of May, 1966.


Walter B. Calhoun
Notary Public

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT
WAS FILED ON 5-9 1966
RECORDED & INDEXED
PD. CH. & TAX
M. J. J. J.
JUDGE OF PROBATE