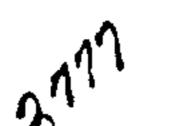
SHELBY COUNTY



19710429000016750 1/2 \$.00 Shelby Cnty Judge of Probate, AL 04/29/1971 12:00:00 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Three Thousand and no/100 Dollars, to the undersigned grantor, SCOTT PROPERTIES, INC., a corporation, (herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto Orville T. Allen and Clarice H. Allen (herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, to-wit:

A parcel of land situated a part in the NW1 of SW1 and a part in the NEt of SWt of Section 7, Township 22 South, Range 2 West, more exactly described as follows: Commence at the Northeast corner of the NW1 of SWH of said Section; thence South 5 deg. 36 min. West along the East boundary of said quarter-quarter section 318.43 feet; thence North 56 deg. 22 min. West a distance of 15.00 feet to the point of beginning; thence South 46 deg. 04 min. West along the East boundary of a County Road 119.47 feet, to the P. C. of a curve having a central angle of 17 deg. 51 min., a radius of 603.70 feet, and a tangent of 94.81 feet and subtended by a cord of bearing South 54 deg. 59 min. West a distance of 187.17 feet.; thence along an arc 187.32 feet to the P. T. of said curve; thence South 48 deg. 45 min. East 484.64 feet; thence North 22 deg. 352 min. East 398.53 ft. to a point on the South Boundary of County Road being the mid-point of a curve having a central angle of 40 deg. 02 min.; a radius of 292.04 fed a tangent of 106.39 ft.; thence along the arc of said curve 101.52 feet, subtended by a cord of bearing North 70 deg. 572 min. West a distance of 101.50 feet, to the P. T. of said curve; thence North 60 deg. 54 min. West 131.82 feet to the P.C. of a curve having a central angle of 27 deg. 23 min., a radius of 508.62 feet and a tangent of 123.86 feet; thence along an arc of said curve 80.80 feet, subtended by a cord of bearing North 56 deg. 22 min. West a distance of 80.85 feet to the point of beginning. All corners are marked by irons and tract contains 3.0 acres.

TO HAVE AND TO HOLD, To the said GRANTEES, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion. And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that it is lawfully seized in fee simple of mid premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs and executors and assigns forever, against the

Said property is being conveyed subject to the following restrictions and covenants:

- 1. This tract of land cannot be sold or divided into less than a 3-acre tract.
- 2. That said property shall be used as residential property only and not for any purpose of business or trade.
- 3. That no more than one residence containing not more than a two-family unit shall be constructed on any 3-acre tract.
- 4. No dwelling house having less than 1700 square feet of living area shall be constructed on this property.
- 5. No dwelling shall be occupied as such until the exterior thereof is completed.

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6. No structure of temporary character, such as, trailers, tents, barns or other outbuildings shall be used as a residence, either temporarily or permanently.

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- 7. The main body of any dwelling erected on said land shall not be located on said land nearer than 100 ft. from the right-of-way of the road nor nearer than 50 ft. from the side or rear property lines.
- 8. No outside toilets shallbe permitted on said land and all sewage systems constructed on said land shall be first approved by the Shelby County Health Department or such other department within the County as is hereafter created having similar functions, and said system shall be constructed under the supervision of said department.
- 9. No swine or goats shall be kept or maintained on said property.
- 10. No obnoxious, offensive trade or activities shall be carried on upon any
- 11. It is expressly understood and agreed that the covenants herein set forth shall attach to and run with the lands described herein and shall be binding on all parties or their successors or assigns for a period of 20 years from the date hereof, at which time the said covenants shall be automatically extended for successive period of 10 years, unless by vote or a majority of the then persons owning three-fourths of the real property being sold by the grantor herein in this area and being subject to similar restrictions contained in this deed shall file in writing their consent for the change of said restrictions in whole or
- 12. It is expressly understood and agreed that the covenants herein set forth may be proceeded upon for an injunction and for specific execution thereof against such person or persons violating the same and for damages against such persons violating said covenants or any part thereof, such damages to be deemed cumulative and not alternative. Invalidation of any of these covenants, or any part thereof by any court of competent jurisdiction shall in nowise affect any of the other provisions which shall remain in full force and effect.

IN WITNESS WHEREOF, the said GRANTOR, by its President who is authorized to execute this conveyance, has hereto set its signature and seal, this the 19th day of April, 1971.

SCOTT PROPERTIES, INC.

STATE OF ALABAMA SHELBY COUNTY

Betty a. Crawford, a Notary Public in and for said State and County, hereby certify that Victor Scott, whose name as President of Scott Properties, Inc., a corporation, is signed to the foregoing conveyance, and who is known to me, a cknowledged before me on this day that, being informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 29 day of April.

1971.

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Shelby Cnty Judge of Probate, AL 04/29/1971 12:00:00 AM FILED/CERT

Notary Public
My Commission Expires July 27, 1974