

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of

Nine Thousand Three Hundred and no/100 -----

Dollars

to the undersigned grantor, VICTOR SCOTT CONSTRUCTION COMPANY, 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 C. F. Crowson and Selmarie T. Crowson

(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 part in the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$, part in the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ and part in the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 7, Township 22 South, Range 2 West, described as follows: Beginning at the SW corner of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 7, go South 63 deg. 46 min. West 173.96 feet to the East boundary of County Road; thence North 33 deg. 34 min. West along the boundary 105.30 feet to the beginning of a curve to the right having a central angle of 17 deg. 22 min, a radius of 380.27 feet and subtended by a cord bearing North 24 deg. 53 min. West, a distance of 114.87 feet; thence along this curve 115.91 feet to the point of tangent; thence North 16 deg. 12 min. West 333.81 ft. to the South boundary of Shelby County Highway No. 12; thence North 74 deg. 55 min. East along this boundary 9.63 feet to the beginning of a curve to the left having a central angle of 2 deg. 48 min., a radius of 6074.00 feet and subtended by a cord bearing North 73 deg. 31 min. East a distance of 262.78 feet; thence along this curve 263.38 feet; thence South 16 deg. 12 min. East 509.20 feet; thence South 63 deg. 46 min. West 53.15 feet to the point of beginning. All corners are marked by irons and tract contains 3.2 acres.

Also, a parcel of land situated part in the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ and part in the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 7, Township 22 South, Range 2 West, described as follows: Commence at the Southwest corner of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 7 and go North 63 deg. 46 min. East 53.15 feet to the point of beginning; thence continue along this line 274.13 feet; thence North 16 deg. 12 min. West 472.93 feet to the South boundary of Shelby County Highway No. 12; thence South Westerly along a curve, having a central angle of 11 deg. 38 $\frac{1}{2}$ min., a radius of 6033.00 feet and subtended by a cord bearing South 71 deg. 25 min. west for 270.00 feet, a distance of 270.61 feet; thence South 16 deg. 12 min. East 509.20 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 said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as afore-said, 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 lawful claims of all persons.

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.



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Shelby Cnty Judge of Probate, AL
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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.
6. No structure of temporary character, such as, trailers, tents, barns or other outbuildings shall be used as a residence, either temporarily or permanently.
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 shall be 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 part of said land.
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 in part.
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 4 day of October, 1971.

ATTEST:

Chas. V. Scott
Secretary

VICTOR SCOTT CONSTRUCTION COMPANY

By Victor Scott
President

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1971 OCT -8 AM 9:13
REC. & PAGE AS SHOWN ABOVE
JUDGE OF PROBATE

STATE OF ALABAMA
SHELBY COUNTY

I, Betty A. Crawford, a Notary Public in and for said State and County, hereby certify that Victor Scott, whose name as President of Victor Scott Construction Company, Inc., a corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged 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 4th day of October, 1971.

Betty A. Crawford
Notary Public
My Commission Expires July 27, 1974