

STATE OF ALABAMA

SHELBY COUNTY

70,660.00

3795

KNOW ALL MEN BY THESE PRESENTS, That in consideration of One and no/100 Dollars and exchange of properties to the undersigned grantor, VICTOR SCOTT CONSTRUCTION COMPANY, INC., a corporation, (herein referred to as GRANTOR), in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto Jack E. Crouch the following described real estate, situated in Shelby County, Alabama, to-wit:

A parcel of land situated in the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 7, Township 22 South, Range 2 West, described as follows: Beginning at the Southwest corner of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 7 go North 6 deg. 01 min. East for 528.69 feet to the South boundary of Meadowood Lane; thence South 87 deg. 31 min. East along this boundary for 339.30 feet; thence South 1 deg. 00 min. West for 568.00 feet to the South boundary of said $\frac{1}{4}$ - $\frac{1}{4}$ section; thence North 81 deg. 27 min. West along this boundary for 383.67 feet to the point of beginning. All corners marked by irons & tract contains 4.54 acres.

Also, a parcel of land situated in the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 7, Township 22 South, Range 2 West, described as follows: Beginning at the Southeast corner of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 7, go North 81 deg. 27 min. West along the South boundary of said $\frac{1}{4}$ - $\frac{1}{4}$ section 409.85 feet; thence North 11 deg. 03 min. West for 593.93 feet to a point on a curve on the South boundary of Meadowood Lane, said curve having a central angle of 78 deg. 08 min. and a radius of 60.00 feet; thence Northeasterly along this curve 81.82 feet; thence South 48 deg. 08 min. East for 627.40 feet to the East boundary of said $\frac{1}{4}$ - $\frac{1}{4}$ section; thence South 5 deg. 26 min. West along this boundary for 238.22 feet to the point of beginning. All corners are marked by irons and tract contains 4.62 acres.

Also, a parcel of land situated in the S $\frac{1}{2}$ of the NE $\frac{1}{4}$ of Section 7, Township 22 South, Range 2 West described as follows: Commence at the Northwest corner of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 7 and go South 37 deg. 49 min. East for 39.78 feet; thence South 81 deg. 33 min. East for 186.35 feet; thence South 82 deg. 10 min. East for 435.19 feet; thence South 82 deg. 01 min. East for 623.85 feet to the point of beginning; thence South 81 deg. 50 min. East for 727.32 feet; thence South 39 deg. 18 min. East for 62.65 feet; thence South 50 deg. 42 min. West for 460.00 feet; thence North 63 deg. 50 min. West for 487.66 feet to a point on a curve to left on the East boundary of Woodfield Road, said curve having a central angle of 107 deg. 36 min. and a radius of 60.00 feet; thence along this curve for 112.67 feet; thence North 8 deg. 34 min. East for 170.70 feet to the point of beginning. All corners are marked by irons and tract contains 4.65 acres.

Also, a parcel of land situated in the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 7, Township 22 South, Range 2 West, described as follows: Commence at the Northwest corner of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 7 and go South 37 deg. 49 min. East for 39.78 feet; thence South 81 deg. 33 min. East for 186.35 feet; thence South 82 deg. 10 min. East for 435.19 feet to the point of beginning; thence South 12 deg. 29 min. East for 432.00 feet to the North boundary of Woodfield Road; thence North 77 deg. 31 min. East along this boundary 441.30 feet to the beginning of a curve to the right having a central angle of 111 deg. 03 min., and a radius of 60.00 feet; thence along this curve 116.29 feet; thence North 8 deg. 34 min. East for 170.70 feet; thence North 82 deg. 01 min. West for 623.85 feet to the point of beginning. All corners are marked by irons and tract contains 4.05 acres.



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Also, begin at the Southwest corner of NE $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 7, Township 22 South, Range 2 West; thence run North 22 deg. 35 $\frac{1}{2}$ min. East for 549.85 feet to the point of beginning; thence continue along this line 398.53 feet to a point on a curve on the South boundary of Plateau Road, said curve having a central angle of 20 deg. 04 min., a radius of 292.04 feet and subtended by a cord bearing North 89 deg. 03 min. East for 101.42 feet; thence along this curve 101.77 feet; thence North 79 deg. 01 min. East for 168.20 feet to the West boundary of Meadowood Lane; thence along this boundary South 12 deg. 18 min. East for 331.35 feet to the beginning of a curve to the left having a central angle of 9 deg. 02 min., a radius of 317.94 feet and subtended by a cord bearing South 16 deg. 49 min. East for 50.00 feet; thence along this curve for 50.00 feet; thence South 86 deg. 36 min. West for 505.75 feet to the point of beginning, containing 3.2 acres.

Also, a parcel of land situated in the W $\frac{1}{2}$ of Section 7, Township 22 South, Range 2 West, described as follows: Commence at the Northwest corner of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ and go South 81 deg. 25 min. East along the North boundary of said $\frac{1}{4}$ - $\frac{1}{4}$ section 213.95 feet to the point of beginning being on the South boundary of Shelby County Highway Number 12; thence continue along this line 419.65 feet; thence North 24 deg. 29 min. West for 209.32 feet to the South boundary of Highway 12; thence along this boundary North 78 deg. 38 min. East for 66.57 feet; thence South 21 deg. 20 min. East for 532.36 feet; thence South 79 deg. 23 min. West for 867.53 feet to the West boundary of Section 7; thence North 5 deg. 38 min. East along this boundary 387.18 feet to a point on a curve on the South boundary of Highway 12; thence along this curve 258.10 feet to the point of beginning. All corners are marked by irons and tract contains 7.15 acres.

Also, a parcel of land situated in the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 7, Township 22 South, Range 2 West, described as follows: Commence at the Southeast corner of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 7 and go North 87 deg. 27 min. West along the South boundary of said $\frac{1}{4}$ - $\frac{1}{4}$ section 322.92 feet to the point of beginning; thence continue along this line 340.40 feet; thence North 20 deg. 28 min. East for 496.14 feet to a point on a curve on the South boundary of Meadowood Lane, said curve having a central angle of 18 deg. 06 min., a radius of 317.94 feet and subtended by a cord bearing South 78 deg. 28 min. East for 100.00 feet; thence along this curve 100.03 feet; thence South 87 deg. 31 min. East along the South boundary of Meadowood Lane for 190.00 feet; thence South 14 deg. 24 min. West for 504.62 feet to the point of beginning. All corners are marked by irons and tract contains 3.5 acres.

Also, a parcel of land situated in the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 7, Township 22 South, Range 2 West, described as follows: Commence at the Southeast corner of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 7 and go North 81 deg. 27 min. West along the South boundary of said $\frac{1}{4}$ - $\frac{1}{4}$ section for 409.85 feet to the point of beginning; thence continue along this line for 300.35 feet; thence North 4 deg. 28 min. West for 604.00 feet to the South boundary of Meadowood Lane; thence South 87 deg. 31 min. East along this boundary for 200.00 feet to the beginning of a curve to the left having a central angle of 62 deg. 29 min., and a radius of 60.00 feet; thence along this curve 65.43 feet; thence South 11 deg. 03 min. East for 593.93 feet to the point of beginning. All corners are marked by irons and tract contains 3.62 acres.

TO HAVE AND TO HOLD, To the said Jack E. Crouch, his heirs and assigns forever.

And said Victor Scott Construction Company, Inc. does for itself, its successors and assigns, covenant with said Jack E. Crouch, his 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 aforesaid,

and that it will, and its successors and assigns shall, warrant and defend the same to the said Jack E. Crouch, his heirs, 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.
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 Victor Scott Construction Company, Inc., by its President, Victor Scott, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 12 day of March, 1973.

ATTEST:

Charles J. Scott
Secretary

VICTOR SCOTT CONSTRUCTION COMPANY, INC.
BY: Victor Scott
President

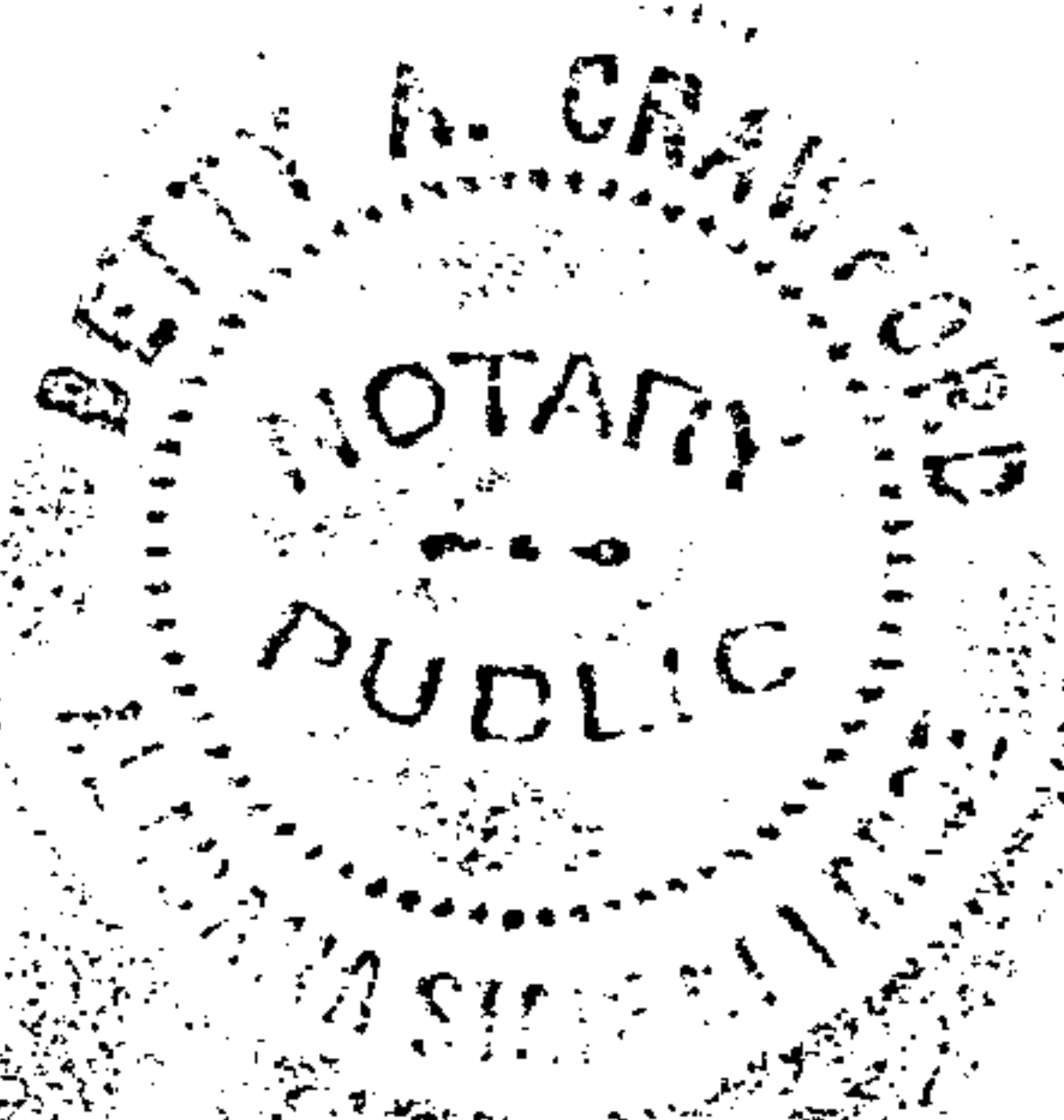
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STATE OF ALABAMA)
COUNTY OF SHELBY)

I, Betty A. Crawford, a Notary Public in and for said County, in said State, 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 11th day of March, 1973.

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



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STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1973 MAR 12 PM 10:32
J. C. FINE, JR., CLERK
SHELBY COUNTY JUDGE OF PROBATE