

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 GRANTEEES 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 S $\frac{1}{2}$  of Section 7, Township 22, South, Range 2 West, described as follows: Beginning at the Southeast corner of the NE $\frac{1}{4}$  of the SW $\frac{1}{4}$  of Section 7, go North 87 deg. 27 min. West along the South boundary of said  $\frac{1}{4}$ - $\frac{1}{4}$  section for 322.92 feet; thence North 14 deg. 24 min. East for 504.62 feet to the South boundary of Meadowood Lane; thence South 87 deg. 31 min. East along this boundary for 250.00 feet; thence South 6 deg. 01 min. West for 528.69 feet to the point of beginning. All corners are marked by irons and tract contains 3.36 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 Northeast corner of the NW $\frac{1}{4}$  of the SE $\frac{1}{4}$  of Section 7, go south 5 deg. 26 min. West along the East boundary of said  $\frac{1}{4}$ - $\frac{1}{4}$  section 597.90 feet; thence South 86 deg. 18 min. West for 497.73 feet to a point on a curve on the East boundary of Meadowood Lane, said curve having a central angle of 60 deg. 43 min. and a radius of 60.00 feet; thence Northwesterly along this curve 63.58 feet; thence North 45 deg. 34 min. East for 824.00 feet to the point of beginning. All corners are marked by irons and tract contains 3.95 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 5 deg. 26 min. East along the East boundary of said  $\frac{1}{4}$ - $\frac{1}{4}$  section 238.22 feet to the point of beginning; thence continue along this line for 496.37 feet; thence South 86 deg. 18 min. West for 497.73 feet to a point on a curve on the East boundary of Meadowood Lane, said curve having a central angle of 45 deg. 34 min. and a radius of 60.00 feet; thence Southwesterly along this curve for 47.71 feet; thence South 48 deg. 08 min. East for 627.40 feet to the point of beginning. All corners are marked by irons and the tract contains 3.14 acres.

Also, 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 5 deg. 38 min. East along the West boundary of Said  $\frac{1}{4}$ - $\frac{1}{4}$  section 391.04 feet; thence North 78 deg. 23 min. East for 571.44 feet; thence South 62 deg. 45 min. East for 22.30 feet to a point on a curve to the left on the West boundary of Woodland Drive, said curve having a central angle of 213 deg. 40 min. and a radius of 60.00 feet; thence along this curve 223.74 feet; thence North 83 deg. 35 min. East along the South boundary of Woodland Drive for 140.00 feet; thence South 6 deg. 23 min. East for 631.40 feet; thence North 81 deg. 30 min. West for 951.33 feet to the point of beginning. All Corners are marked by irons and tract contains 10.58 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 Northeast corner of the NW $\frac{1}{4}$  of the SE $\frac{1}{4}$  of Section 7, go South 45 deg. 34 min. West for 824.00 feet to a point on a curve on the North boundary of Meadowood Lane, said curve having a central angle of 23 deg. 06 min. and a radius of 60.00 feet; thence Northwesterly along this curve for 24.19 feet; thence North 87 deg. 31 min. West along the North boundary of Meadowood Lane 217.86 feet; thence North 4 deg. 00 min. West for 474.17 feet; thence North 84 deg. 11 min. East for 867.01 feet to the point of beginning. All corner are marked by irons and tract contains 6.41 acres.





19730412000019910 2/3 \$ .00  
Shelby Cnty Judge of Probate, AL  
04/12/1973 12:00:00 AM FILED/CERT

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 14th day of April, 1973.

ATTEST:

VICTOR SCOTT CONSTRUCTION COMPANY, INC.

Charles A. Scott  
Secretary

BY Victor Scott  
President



STATE OF ALABAMA )  
COUNTY OF SHELBY )

I, Ann P. Smith, 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 11<sup>th</sup> day of April, 1973.

Ann P. Smith  
Notary Public

STATE OF ALA., SHELBY CO.,  
I CERTIFY THIS INSTRUMENT  
WAS FILED ON

April 12 19 73 3<sup>00</sup> PM

RECORDED & \$     MTG. TAX

\$ 50<sup>00</sup> DEED TAX HAS BEEN  
PD. ON THIS INSTRUMENT.

Conrad M. Fowler  
JUDGE OF PROBATE

BOOK 279 PAGE 640

  
19730412000019910 3/3 \$.00  
Shelby Cnty Judge of Probate, AL  
04/12/1973 12:00:00 AM FILED/CERT