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Shelby Cnty Judge of Probate, AL
08/09/1976 12:00:00 AM FILED/CERT

STATE OF ALABAMA)
SHELBY COUNTY)

7494

RESTRICTIONS AND PROTECTIVE COVENANT OF a part of the S.W. $\frac{1}{4}$ of N.W. $\frac{1}{4}$ of Section 3, Township 19, Range 2, West and being more particularly described as follows: Commence at the S.E. corner of said $\frac{1}{4}$ Section thence West along the South line of same a distance of 390.20 feet. Thence 98 deg. 09' to the right in a Northeasterly direction a distance of 531.77 feet to the point of beginning; Thence continue along the last named course a distance of 170.55 feet thence 98 deg. 17' to the right in a Southeasterly direction a distance of 238.90 ft. to the Westerly R.O.W. line of the Old Caldwell Mill Road thence 89 deg. 20' to the right along said R.O.W. a distance of 161.50 feet to the P.C. of a curve to the left having a radius of 1267.27 feet thence along the arc of said curve a distance of 4.40 feet thence 89 deg. 56' to the right a distance of 216.27 feet to the point of beginning.

We, ALFRED E. SMITH and JANE B. SMITH, are the owners of the above-described property and we wish to restrict its use so as to be in conformity with the adjoining properties. Therefore the following restrictions are to run against our property: Only a single family dwelling used only for residential use, having 1700 sq. ft. of living area or more, excluding porches, carports, garage or basement; no building closer than 15% of the lot width to side property lines nor closer than 75 ft. to road right of way or rear property line. No fence to be erected closer to front road than the front corner of house. No trailers, mobile homes, garage apartments, barn or other outbuildings shall be erected on said lot for use either temporarily or permanently as a residence. Only domestic pets are allowed.

IN WITNESS WHEREOF we have hereunto set our hands and seals this 27 day of JULY, 1976.

Alfred E. Smith (Seal)

Jane B. Smith (Seal)

STATE OF ALABAMA)
SHELBY COUNTY)

General Acknowledgment

I, Jewell A. Smith, the undersigned, a Notary Public in and for said State and County hereby certify that Alfred E. Smith and Jane B. Smith whose names are signed to the foregoing instrument and who are known to me acknowledged before me on this day that being informed of the contents of said instrument, each with full authority, executed the same voluntarily on the day the same bears date. Given under my hand and official seal this the 27 day of July 1976.

Jewell A. Smith
Notary Public

Consolidated
JUDGE OF PROBATE

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1976 AUG -9 AM 7:32

16 AUG 364

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