

STATE OF ALABAMA)
COUNTY OF SHELBY)

19780921000127200 1/2 \$.00
Shelby Cnty Judge of Probate, AL
09/21/1978 12:00:00 AM FILED/CERT

RESTRICTIVE COVENANTS

KNOW ALL MEN BY THESE PRESENTS that:

WHEREAS, O'NEAL STEEL, INC., a corporation ("O'NEAL") is the owner of record of the following described property in Shelby County, Alabama ("Subject Property"); and

WHEREAS, O'NEAL desires to subject the Subject Property to the following Restrictive Covenants, pursuant to an agreement with 2154 Trading Corporation dated August 22, 1978.

NOW, THEREFORE, O'NEAL does hereby restrict the Subject Property so as to allow only detached single family housing with lot sizes and housing square footage minimums ("requirements") equal to or greater than those made of record for any subdivision of Inverness developed adjacent to the Subject Property. Any of the Subject Property which is (i) subdivided into lots and sold, or (ii) on which housing construction has begun, prior to the recording of said requirements for an adjacent Inverness subdivision, shall not be bound by these restrictions. The Subject Property is situated in Shelby County, Alabama, and is described as follows:

An area being 300 feet in width, situated in the Northeast Quarter of Section 10, Township 19 South, Range 2 West and lying 300 feet Northwesterly of and parallel to the following described line:

Begin at the Northeast corner of the Northeast Quarter of the Northeast Quarter of Section 10, Township 19 South, Range 2 West and run South along the East line of said Quarter-Quarter section a distance of 418.25 feet to a point; thence 21°52'15" to the right in a Southwesterly direction a distance of 800.00 feet to a point; thence 44°17'15" to the right in a Southwesterly direction a distance of 800.00 feet to a point; thence 44°11' to the left in a Southwesterly direction to a point on the South line of the North half of the Southeast Quarter of the Northeast Quarter of said Section, said point being the point of ending.

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These restrictions shall run with the land and shall be binding upon and inure to the benefit of O'NEAL, 2154 TRADING CORPORATION, and their successors or assigns. The restrictions set forth herein shall terminate on December 31, 2008, unless extended by a duly recorded written instrument executed by the then record owners (including mortgagees and other lien holders of record, if any) of sixty percent (60%) of the Subject Property.

IN WITNESS WHEREOF, O'Neal Steel, Inc. has caused these Restrictive Covenants to be executed by its duly authorized officer on the date shown below.

O'NEAL STEEL, INC.

By E. O'Neal, Pres.
Its

Date Executed: 9/15/78

STATE OF

COUNTY OF

I, Donna Jones, a Notary Public in and for said County, in said State, hereby certify that Emmet O'Neal, whose name as President of O'Neal Steel, Inc., a corporation, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, 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 15th day of September, 1978.

Donna Jones
Notary Public

My Commission expires: August 4, 1979

THIS INSTRUMENT WAS PREPARED BY:

Randolph H. Lanier
Balch, Bingham, Baker, Hawthorne, Williams & Ward
P. O. Box 306
Birmingham, Alabama 35201

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

1978 SEP 21 AM 9:05

Thomas P. Snowdon, Jr.
JUDGE OF PROBATE

Rec. 3.00

Ind. 1.00

4.00



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