

STATE OF ALABAMA

SHELBY

COUNTY

907

RESTRICTIVE COVENANTS

KNOW ALL MEN BY THESE PRESENTS, THAT

WHEREAS, the undersigned owners of record of the following described real estate  
ADDITION OF LOT 1 FIRST ADDITION TO  
in Shelby County, Alabama, to wit: RIVERCHASE COUNTRY CLUB RESIDENTIAL Subdivi-  
SUBDIVISION  
sion as shown on the plat recorded in Map Book 8, Page 43, in the office of  
the Judge of Probate of Shelby County, Alabama; and

WHEREAS, the said undersigned owners are desirous of establishing or placing the  
heretofore described subdivision under certain restrictive covenants to insure the use  
of the property for attractive residential purposes and thereby to secure to each site  
owner the same advantages insured to other site owners.

NOW, THEREFORE, the undersigned owners do hereby adopt the following conditions,  
restrictions, covenants and limitations which shall apply in their entirety to lots

1 in the said subdivision and shall be included  
as a part of the consideration in transferring and conveying title to any or all of  
said lots in said subdivision:

1. The owners of lots within said subdivision will not erect or grant to any  
person, firm or corporation the right, license or privilege to erect or use or permit  
the use of overhead wires, poles, or overhead facilities of any kind for electrical or  
telephone service on said real estate except such poles and overhead facilities as may  
be required at those places where distribution facilities enter and leave said subdivi-  
sion or such overhead rear lot poles and facilities around the perimeter of said subdivi-  
sion as are necessary to provide electric service to the underground distribution  
system; provided, however, that no overhead service of any kind, electric, telephone or  
cable television is to be available from any such perimeter overhead line. Nothing here-  
in shall be construed to prohibit overhead street lighting, or ornamental yard lighting,  
where serviced by underground wires or cables. The overhead line in this subdivision is  
limited to the perimeter line, generally along the southern boundary.

2. In order to beautify said subdivision for the benefit of all lot owners and  
permit Alabama Power Company to install underground electric service to each house in  
said subdivision for the mutual benefit of all lot owners therein, no owner of any lot  
within said subdivision will commence construction of any house on any said lot until  
such owner (1) notifies Alabama Power Company that such construction is proposed, (2)  
grants in writing to Alabama Power Company such rights and easements as Alabama Power  
Company requests in connection with its construction, operation, maintenance and remov-  
al of underground service lateral on each lot, and (3) otherwise complies with the  
Rules and Regulations for Underground Residential Distribution on file with and approved  
by the Alabama Public Service Commission.

3. Alabama Power Company, its successors and assigns, will retain title to the  
underground service lateral and outdoor metering trough serving each said house, and  
said service entrance facilities provided by Alabama Power Company will not in any way  
be considered a fixture or fixtures and thereby a part of said real estate, but will re-  
main personal property belonging to Alabama Power Company, its successors and assigns,  
and will be subject to removal by Alabama Power Company, its successors and assigns, in  
accordance with applicable Rules and Regulations filed with and approved by the Alabama  
Public Service Commission.

Return to: TE Hunt  
Ala Power  
1550 20th St  
Bham 35233

19810427000046630 1/2 \$.00  
Shelby Cnty Judge of Probate, AL  
04/27/1981 12:00:00 AM FILED/CERT



4. These covenants and restrictions touch and concern and benefit the land and all run with the land and shall be binding on Alabama Power Company, the undersigned, their respective heirs, successors and assigns. Invalidity of any one of the foregoing covenants and restrictions shall in no way affect any other provision contained herein.

IN WITNESS WHEREOF, this instrument has been executed this 27 day of March, 1981.

Marguerite Holmes Inc  
Erwin H. Marguerite  
OWNERS

STATE OF ALABAMA )  
SHELBY COUNTY )

I, Barbara Middlebrooks, a Notary Public in and for said County, in said State, hereby certify that \_\_\_\_\_, whose name as \_\_\_\_\_, of \_\_\_\_\_, a corporation, is signed to the foregoing restrictive covenants, and who is known to me, acknowledged before me on this date that, being informed of the contents of the agreement, he, as such officer and with full authority, executed the same voluntarily for and as the act of the corporation.

Given under my hand and official seal, this the 27 day of March, 1981.

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED  
1981 APR 27 AM 9:06  
Rec. 300  
Ind. 100  
400

Barbara C. Middlebrooks  
NOTARY PUBLIC

STATE OF ALABAMA )  
SHELBY COUNTY )

19810427000046630 2/2 \$.00  
Shelby Cnty Judge of Probate, AL  
04/27/1981 12:00:00 AM FILED/CERT

I, \_\_\_\_\_, a Notary Public in and for said County, in said State, hereby certify that \_\_\_\_\_, whose name(s) \_\_\_\_\_ signed to the foregoing restrictive covenants, and who \_\_\_\_\_ known to me, acknowledged before me on this day that, being informed of the contents of the agreement, \_\_\_\_\_ executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_.

NOTARY PUBLIC

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