

1075

RESTRICTIONS FOR
INDIAN TRACE ESTATE

Recorded in Map Book 8, Page 113, in
The Probate Office of Shelby County, Alabama

WHEREAS, A. Owen De Shazo and Virginia De Shazo,
are the owners of certain property located in Shelby County,
Alabama, known as Indian Trace Estate, according to the
map recorded in the Office of the Judge of Probate of
Shelby County, Alabama, in Map Book 8, Page 113, and are desirous
of placing certain restrictions as to the use and enjoyment
of the lots and parcels of land contained in the said map
hereinabove referred to for the protection and benefit of
the purchasers of the lots or tracts of land contained in
the said map;

NOW, THEREFORE, in consideration of the benefits
to the Sellers and future Purchasers the Sellers do hereby
cause to be filed restrictive, protective covenants, the
same to run with the land and to be binding upon all parties
claiming hereunder for a period of twenty (20) years, to
automatically renew for ten (10) additional years unless a
majority of the lot owners elect to change or modify the
same. The said covenants and restrictions are hereby set

ATTEST: Kaye Gaston
Corley, Notary et al

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forth as follows:

1. All lots in the tract shall be known and described as residential lots. No structure shall be erected, altered, placed or permitted to remain on any residential building lot other than one detached single-family dwelling not to exceed two stories in height (excluding a basement) and a private garage for not more than three (3) cars, and other outbuildings incidental to residential use, which are permitted.

2. No noxious or offensive trade or activity shall be carried on upon any lot nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.

3. No trailer, basement, tent, shack, garage, barn, or other building shall at any time be used as a residence temporarily or permanently, nor shall any structure of temporary character be used as a residence.

4. Dwelling Quality and Size. No one level structure shall be less than 1,500 square feet of finished living space exclusive of porches and garages. No residence shall be constructed on less than 2.00 acres and the undersigned grantors agree to similarly restrict their property along Highway 29 and Appalossa Trail, Shelby County, Alabama.

5. All owners shall comply with all of the Shelby County planning and zoning rules and regulations regarding construction of residences.

6. Enforcement. Enforcement shall be by proceeding at law or in equity against any person or persons violating or attempting to violate any covenant either to restrain violation or to recover damages.

7. Severability. Invalidation of any one of these covenants by judgment or court order shall in no wise effect any of the other provisions, which shall remain in full force and effect.

IN WITNESS WHEREOF, A. Owen De Shazo and Virginia De Shazo have caused these presents to be executed in their name on this the 3rd day of June, 1983.

Danley
Witness

A. Owen De Shazo
A. Owen De Shazo

Mark R. Wideman
Witness

Virginia De Shazo
Virginia De Shazo

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rev
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R&S

STATE OF ALABAMA)
)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said county in said state, hereby certify that A. Owen De Shazo and Virginia De Shazo, 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 this instrument, executed the same voluntarily for and as the act of said corporation.

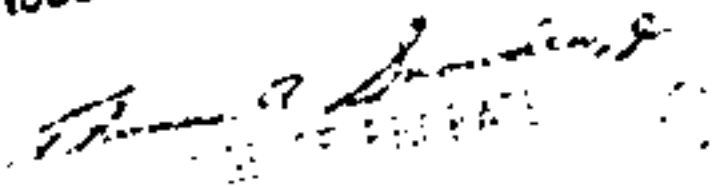
Given under my hand and official seal, this the 3rd day of June, 1983.



Notary Public

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STATE OF ALABAMA
I CERTIFY THIS
1983 JUN 23 AM 8 06


NOTARY PUBLIC

Recd 6.00
Ind 1.00

7.00