

RESTRICTIONS FOR  
WHISPERING PINES SUBDIVISION

WHEREAS, the undersigned ROLAND H. HENSON and wife, PATRICIA P. HENSON, are the owners of the following described property:

Begin at the Southwest corner of the SW $\frac{1}{4}$  of the SE $\frac{1}{4}$  of Section 1, Township 19 South, Range 2 East; thence run East along the South line of said  $\frac{1}{4}$ - $\frac{1}{4}$  Section for 1,345.495 feet to the Southeast corner of said  $\frac{1}{4}$ - $\frac{1}{4}$  Section; thence continue East along the South line of the SE $\frac{1}{4}$  of the SE $\frac{1}{4}$  of said Section 1 for 3.31 feet to a point on the center line of a paved public road; thence 59 deg. 28 min. 15 sec. left and run Northeasterly along the center line of said public road for 500.00 feet; thence 50 deg. 43 min. 36 sec. left and run Northwesterly for 1,622.62 feet to a point on the North line of the S $\frac{1}{4}$  of the NW $\frac{1}{4}$  of the SE $\frac{1}{4}$  of said Section 1; thence 69 deg. 30 min. 22 sec. left and run West along the North line of the S $\frac{1}{4}$  of said  $\frac{1}{4}$ - $\frac{1}{4}$  Section for 1,003.00 feet to the Northwest corner of the S $\frac{1}{4}$  of said  $\frac{1}{4}$ - $\frac{1}{4}$  Section; thence 89 deg. 08 min. 20 sec. left and run South along the West line of said  $\frac{1}{4}$ - $\frac{1}{4}$  Section and along the West line of the SW $\frac{1}{4}$  of the SE $\frac{1}{4}$  of said Section 1 for 1,959.12 feet to the point of beginning.

EXCEPT that part of the above described property lying within the right-of-way of the public road. Containing 59.99 acres.

ALSO, a parcel in the SE $\frac{1}{4}$  of the SE $\frac{1}{4}$  of Section 1, Township 19 South, Range 2 East, more particularly described as follows: Commence at a RR spike 3 feet West of center line of paved Shelby County road which is the SE corner of the SW $\frac{1}{4}$  of the SE $\frac{1}{4}$  of Section 1, Township 19 South, Range 2 East and run North 30 deg. 55 min. 35 sec. West for 501.69 feet to a 3/4 inch solid rod in the center line of pavement which is the point of beginning; thence North 30 deg. 36 min. 06 sec. East along the center line of pavement for 300.00 feet to a RR spike in the center line of pavement; thence North 45 deg. 00 min. 35 sec. West for 551.85 feet to an iron pipe on the West line of the SE $\frac{1}{4}$  of the SE $\frac{1}{4}$ , Section 1, Township 19 South, Range 2 East; thence South 20 deg. 07 min. 30 sec. East for 690.58 feet to the point of beginning. The above being in and part of the SE $\frac{1}{4}$  of the SE $\frac{1}{4}$ , Section 1, Township 19 South, Range 2 East. LESS AND EXCEPT R.O.W. for a paved public road, and located in Shelby County, Alabama. The above contains 1.84 acres to center line of pavement.

WHEREAS, the undersigned Roland H. Henson and wife, Patricia P. Henson, hereinafter collectively referred to as "Owners", are desirous of establishing restrictions and limitations applicable to all lots owned by them in the subdivision located on the above described property which shall be called WHISPERING PINES SUBDIVISION.

Roland Henson  
P.O. Box 17  
Vincent, AL 35178

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NOW, THEREFORE, the undersigned Roland H. Henson and wife, Patricia P. Henson do hereby adopt the following restrictions and limitations which are as follows:

1. The subdivision shall be used for residential purposes only. Any residential dwelling constructed thereon shall not contain less than 2,000 square feet of heated floor space. In the event of a two-story house, the main floor must have no less than 1,500 square feet exclusive of a garage, carport, porch or balcony.

2. In addition, there shall be constructed in the Whispering Pines Subdivision only one (1) single-family residential dwelling per lot and no portion of a lot described shall be subdivided.

3. No double-wide or single mobile home unit erections will be allowed in the Whispering Pines Subdivision.

4. A committee consisting of property owners will be formed to see that the regulations are complied with.

It is understood and agreed that said conditions, limitations and restrictions shall attach to and run with the land for a period of 25 years from date hereof, at which time said restrictions and limitations shall be automatically extended for successive periods of ten years, unless by a vote of a majority of the then owners of the lots, it is agreed in writing to change said restrictions and limitations in whole or in part. If the parties hereto, or any of them or their heirs, or assigns shall violate or attempt to violate any of the covenants herein, it shall be lawful for any other person or persons owning real property situated in said development or subdivision to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenant and either to prevent him or them from doing or to recover damages or other dues from such violations.

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

IN WITNESS WHEREOF, Roland H. Henson and wife, Patricia P. Henson, have hereto set their signatures and seals, this the 9th day of August, 1986.

*Roland H. Henson*

Roland H. Henson

(Seal)

*Patricia P. Henson*

Patricia P. Henson

(Seal)

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

1986 AUG 11 AM 9:32

*Thomas A. Henderson, Jr.*  
JUDGE OF PROBATE

RECORDING FEES

Recording Fee \$ 5.00

Index Fee 1.00

TOTAL \$ 6.00