

STATE OF ALABAMA )

SHELBY COUNTY )

COVENANT

In consideration of the sum of One Dollar (\$1.00) in hand paid to Edward T. Anderson, an unmarried man (hereinafter the "Grantor"), and of the giving of a license granting rights to certain non-exclusive use of nearby property (the "License Area") which is owned by the Water Works and Sewer Board of the City of Birmingham ("Water Works Board"), the receipt of which is hereby acknowledged, the Grantor hereby covenants to the Water Works Board that he presently owns certain property located in Shelby County, Alabama, in Township 18 South, Range 2 West, Section 25, which property is more particularly described as follows (the "Property"):

A parcel of land situated in the northeast quarter of the northeast quarter of Section 25, Township 18 South, Range 2 West, Shelby County, Alabama, said parcel being more particularly described as follows: From the northwest corner of the northeast quarter of the northeast quarter of Section 25, Township 18 South, Range 2 West, run thence in an easterly direction along the north line of said quarter-quarter section for a distance of 458.21 feet; thence turn an angle to the right of 88°-14'-59" and run in a southerly direction for a distance of 250.34 feet; thence turn an angle to the left of 88°-14'-59" and run in an easterly direction for a distance of 400.00 feet; thence turn an angle to the right of 88°-14'-59" and run in a southerly direction for a distance of 65.00 feet; thence turn an angle to the right of 91°-45'-01" and run in a westerly direction for a distance of 792.00 feet more or less to the centerline of the Little Cahaba River and the point of beginning of the parcel herein described; thence turn an angle to the right of 180°-00'-00" and run in an easterly direction for a distance of 792.00 feet; thence turn an angle to the right of 88°-14'-59" and run in a southerly direction for a distance of 85.00 feet; thence turn an angle to the right of 76°-15'-00" and run in a southwesterly direction for a distance of 768.00 feet more or less to the center of the Little Cahaba River; thence run in a northwesterly direction along said centerline of the Little Cahaba River for a distance of 300.00 feet more or less to the point of beginning. Said parcel contains 3.37 acres more or less.

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✓ Calhoun, Johnston

2.

Mineral and mining rights excepted, including mineral and mining rights and rights incident thereto recorded in volume 3853, page 466, in the office of judge of probate of Shelby County.

Subject to rights-of-way of record.

Grantor further covenants that he will not develop the Property beyond the uses permitted under the zoning for the Property at the present time or as it may be subsequently zoned by the public body having jurisdiction over zoning for the Property, and further covenants that he will not attempt to have the Property rezoned or to subdivide the Property or to combine the Property with other property without the prior approval of the Water Works Board, which approval shall not be unreasonably withheld; and further provided that the Property shall be used only for or contain only one single-family residence.

This Covenant shall run with the land and shall inure to the benefit of the Water Works Board, its successors and assigns, and shall be enforceable, by equitable and legal remedies, by the Water Works Board, its successors and assigns. This Covenant shall be effective until the License Area is no longer permanently used by the Water Works Board as a watershed.



Edward T. Anderson

STATE OF ALABAMA )

Jefferson COUNTY )

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Edward T. Anderson, an unmarried man, whose name 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

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3.

said instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 2nd day of February, 1990.

Sharon Q. Harris  
Notary Public

[AFFIX SEAL]

My commission expires: 04/07/91

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This instrument prepared by:  
Helen Currie Foster  
CABANISS, JOHNSTON, GARDNER,  
DUMAS & O'NEAL  
1900 AmSouth-Sonat Tower  
P. O. Box 830612  
Birmingham, Alabama 35283-0612  
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1. Deed Tax	\$
2. Mtg. Tax	\$ 7.50
3. Recording Fee	\$ 3.00
4. Indexing Fee	\$
5. No Tax Fee	\$ 1.00
6. Certified Fee	\$
Total	\$ 11.50

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

90 FEB 20 PM 1:24

Sharon Q. Harris  
JUDGE OF PROBATE