

THIS INSTRUMENT WAS PREPARED BY: MIKE T. ATCHISON, ATTORNEY AT LAW
POST OFFICE BOX 822
COLUMBIANA, ALABAMA 35051

STATE OF ALABAMA
SHELBY COUNTY

RESTRICTIVE COVENANTS
FOR
SHADY HILLS
MAP BOOK 16, PAGE 83

KNOW ALL MEN BY THESE PRESENTS, that whereas Central Building and Land Development, Inc., is the owner of all the lots in the survey of Shady Hills, as recorded in Map Book 16, Page 83, in the Probate Office of Shelby County, Alabama;

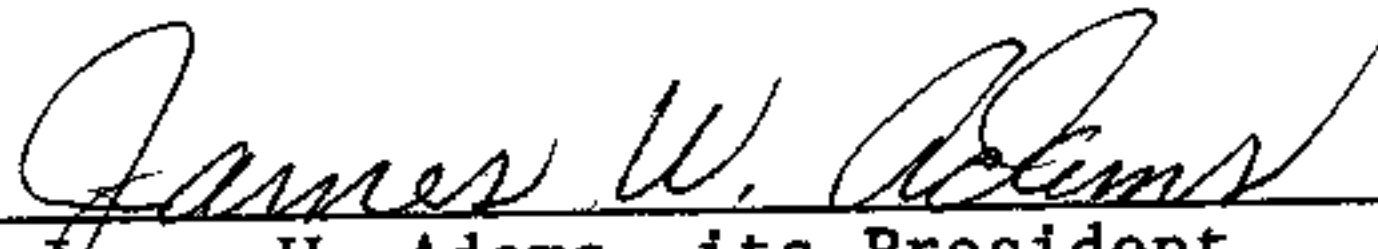
And whereas said Central Building and Land Development, Inc., is desirous of placing the following restrictions upon said property, to-wit:

1. This subdivision shall be for residential purposes only.
2. All construction is to be in compliance with the building codes of the City of Calera, Alabama.
3. There shall be a minimum of 1,200 square feet of heated floor space in any house built in said subdivision.
4. The entire foundation of each house shall be covered by brick veneer.
5. There shall be no carports. Attached garages will be allowed.
6. Any and all additions shall be attached to the house.
7. No outbuildings are allowed on any lot.
8. All driveways are to be either concrete or asphalt.
9. There shall be no satellite dishes placed in the front yard of any house.
10. Building set back lines and utility easements as shown on recorded map shall be observed.
11. In the event of any violation of any restriction, the developer reserves the right to grant a variance from the restrictive covenants.
12. The developer reserves the right to amend the above restrictions.

Mike A.

IN WITNESS WHEREOF, the said Central Building and Land Development, Inc., by its President, James W. Adams, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 1st day of September, 1992.

CENTRAL BUILDING AND LAND DEVELOPMENT, INC.

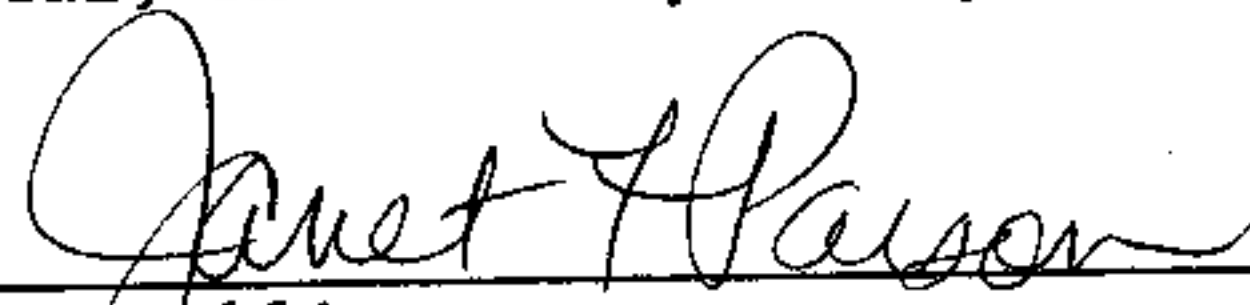

by: James W. Adams, its President

STATE OF ALABAMA
SHELBY COUNTY

CORPORATE ACKNOWLEDGEMENT

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that James W. Adams, whose name as President of Central Building and Land Development, Inc., is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, 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 1st day of September, 1992.


Notary Public

Inst # 1992-18617

09/01/1992-18617
10:37 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 NCD 9.00