

**Amended General Covenants, Restrictions and
Easement recorded in Instrument 1994-30920**

Comes now L. Spencer Shaw and wife, Connie C. Shaw and Robert L. Spivery and wife, Marcia K. Spivery, who are the owners of the following described property:

A tract of land lying in the South 1/2 of the SW 1/4 of Section 15, Township 22 South, Range 3 West, described as follows:

Commence at the Southwest corner of Section 15, Township 22 South, Range 3 West, Montevallo, Shelby County, Alabama and run thence northerly along the West line of said 1/4 1/4 Section a distance of 159.26 feet to the point of beginning of the property being described; thence continue along last described course a distance of 507.91 feet to a point; thence turn a deflection angle of 91 deg. 01 min. 21 sec. to the right and run Easterly a distance of 1,883.20 feet to a point in the centerline of Shoal Creek; thence turn a deflection angle of 67 deg. 06 min. 29 sec. to the right and run Southerly along centerline of said creek 126.00 feet to a point; thence turn a deflection angle of 3 deg. 55 min. 18 sec. to the right and continue along centerline of said creek 84.44 feet to a point; thence turn a deflection angle of 18 deg. 05 min. 40 sec. to the right and continue along centerline of said creek 134.82 feet to a point; thence turn a deflection angle of 4 deg. 26 min. 09 sec. to the left and continue along centerline of said creek 102.51 feet to a point; thence turn a deflection angle of 13 deg. 22 min. 06 sec. to the right and continue along centerline of said creek 87.01 feet to a point; thence turn a deflection angle of 8 deg. 23 min. 05 sec. left and continue along centerline of said creek 152.07 feet to a point on the South line of said Section 15; thence turn a deflection angle of 91 deg. 12 min. 09 sec. to the right and run Westerly a distance of 97.33 feet to a point; thence turn a deflection angle of 0 deg. 47 min. 07 sec. to the left and continue Easterly 1,175.03 feet to a point; thence turn a deflection angle of 0 deg. 02 min. 45 sec. to the right and continue Easterly 415.86 feet to a point; thence turn a deflection angle of 88 deg. 51 min. 03 sec. to the right and run Northerly 161.30 feet to a point; thence turn a deflection angle of 89 deg. 18 min. 03 sec. to the left and run Westerly 260.00 feet to the point of beginning; being situated in Shelby County, Alabama

and the undersigned have recorded General Covenants, Restrictions and Easements in Instrument 1994-30920 in the Probate Court of Shelby County, Alabama.

*AMENDMENTS APPLICABLE TO INDIAN COVE SUB-DIVISION
MAP BOOK 21, PAGE 138  10-25-96*

The undersigned hereby modify the following paragraph:

"3. SETBACKS. All single family residences or other authorized structures shall comply with the following setback requirements. No residence or structure shall be constructed closer than:

- (a) Minimum front line setbacks as shown on said recorded plat; and
- (b) 50 feet to any front lot line; and 50 feet of clearance on all sides thereof; however, the side setback lines on the property after the plat map is recorded which will become lots 4 and 5, will have side setback lines of 25 feet.
- (c) Any and all subdivisions of said property shall consist of Lots not less than two acres in square footage.
- (d) The Architectural Control Committee reserves the right to modify the setback lines on a case by case basis.

Inst # 1996-35585

10/25/1996-35585
03:26 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 HCB 11.00

Inst # 1996-35585

Witness Whereof, the undersigned have executed this 17th day of October, 1996.

Witness

L. Spencer Shaw
L. Spencer Shaw

Witness

Connie C. Shaw
Connie C. Shaw

Witness

Robert L. Spivery
Robert L. Spivery

Witness

Marcia K. Spivery
Marcia K. Spivery

State of Alabama)
County of Shelby)

I, the undersigned, hereby certify that L. Spencer Shaw and wife, Connie C. Shaw, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day of same bears date.

GIVEN UNDER MY HAND THIS 17th DAY OF Oct - 1996.

My Commission Expires:

5-17-99

Nicholas K. Damp
Notary Public

State of Alabama)
County of Shelby)

I, the undersigned, hereby certify that Robert L. Spivery and wife, Marcia K. Spivery, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day of same bears date.

GIVEN UNDER MY HAND THIS 17th DAY OF Oct - 1996.

My Commission Expires:

5-17-99

Nicholas K. Damp
Notary Public

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