

To be Recorded in the
office of the judge of
Probate

STATE OF ALABAMA

COUNTY OF SHELBY)

COVENANTS TO RUN WITH LAND

10/27/1997-34831
10:57 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
804 NED 16.00

Inst # 1997-34831

WHEREAS, Tatam Company, Inc. are the owners of certain real property situated in Hoover, Alabama, described on Exhibit "A" hereto and incorporated herein fully, and

WHEREAS, upon said property the owners, Tatam Company, Inc. desire to construct a single family residence; and

WHEREAS, said residence shall become, subsequent to this construction, the property of various persons and entities; and

WHEREAS, the Shelby County Board of Health has approved the construction and use of the single family residence by the owner, and their successors in title; and

WHEREAS, the approval by the Shelby County Board of Health for the alternative sewage disposal system for the single family residence is granted upon the covenant by the owners and their successors in title that it or they will satisfy all requirements of the Shelby County Health Department and be responsible to correct, repair and replace any parts, equipment, apparatus, field lines, pumps, motors and other equipment necessary to properly assure the proper functioning of the alternative sewage disposal system.

NOW, THEREFORE, in consideration of the premises, the owners, Tatam Company, Inc., hereby grants and convey as encumbrances on land described as Exhibit "A" the following restrictions and covenants to run with the land as hereinafter described:

1. That the undersigned owners, Tatam Company, Inc., its successors, assigns and subsequent purchasers of a single family residence in River Highlands, Sec 11, Lot 17 subdivision shall own the said residence subject to the continuing condition that the right to use the said residence and right to continue to occupy the said residence will be subject to the proper functioning of the alternative sewage disposal system which is being approved by the Shelby County Board of Health through

its Health Officer. In the event it is determined by the Health Officer that the alternative sewage disposal system is no longer functioning properly and that the continued occupancy of their residence is detrimental to their health or the health of other occupants or residences in the general area, then the owner or occupant agrees upon written notice from the said Health Officer to vacate said residence as directed in said notice.

2. The owners and his successors in title will install and maintain for the disposal of sewage an alternative sewage disposal system approved under the provisions of Chapter 420-3-1-.11, Alabama Administrative Code.

3. The owners and their successors in title shall install and maintain low water use type flush toilets, shower heads and other water saving fixtures, where applicable, whether new or replacement fixtures as determined to be acceptable by the Shelby County Health Officer.

4. That the whole of the land in Exhibit "A" shall not be subdivided until a public or private sanitary sewer system is available.

5. No repair, alteration or addition shall be made to the approved alternative sewage disposal system without the written approval of the Shelby County Health Officer.

6. That these covenants shall run with the land and be binding on all present owners and future owners or occupants of said residence and the lot on which it is situated until such time as the alternative sewage disposal system is no longer required by the Shelby County Board of Health through its Health Officer, the same being the occasion when the residence is connected to a public or private sanitary sewer system.

Dated this the 27 day of Oct 1997.


(Owner's Signature)


(Local Health Officer's Signature)

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned Notary Public in and for said County, in said state, hereby certify that W F Banks
(Local Health Officer's Name)
whose name is signed to the foregoing instrument, and who is known to me, acknowledges before me this day, that being informed of the contents thereof, has executed the same voluntarily on the day of the same bears date.

Given under my hand and official seal, this 12th day of May, 1997.

Shelia D. Stutts
Notary Public

My Commission Expires 9/11/99

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned Notary Public in and for said County, in said state, hereby certify that [Signature] whose name
(Owner's Name)
is signed to the foregoing instrument, and who is known to me, acknowledges before me this day, that being informed of the contents thereof, has executed the same voluntarily on the day of the same bears date.

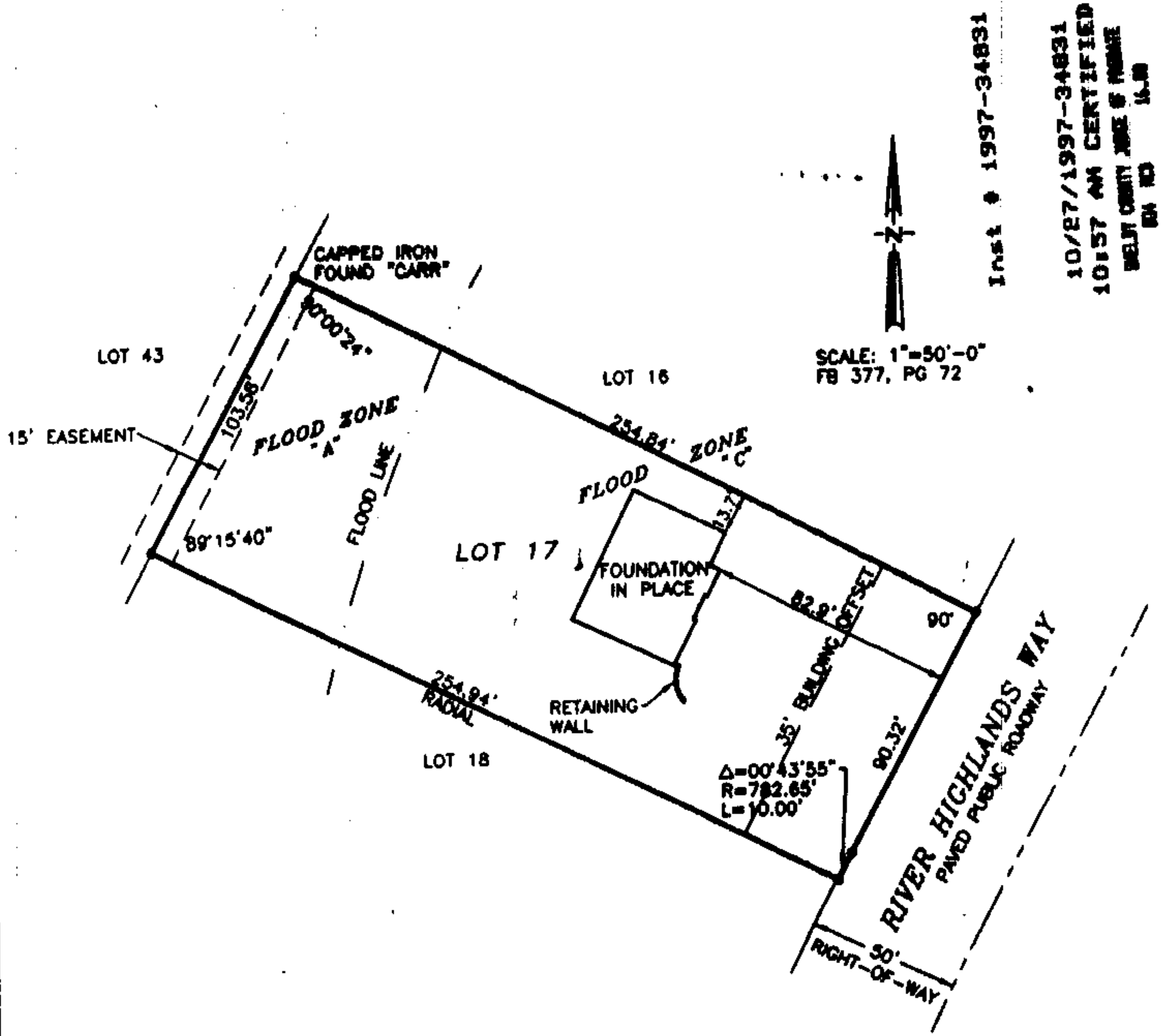
Given under my hand and official seal, this 27 day of Oct, 1997

Maureen Smith
Notary Public

My Commission Expires July 31, 2001

EXHIBIT "A"

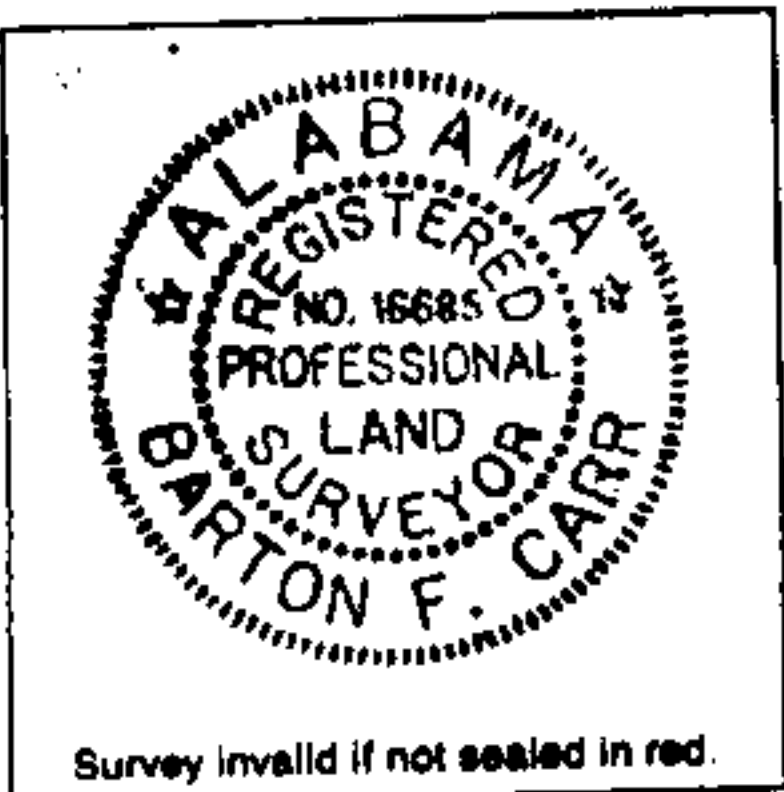
All property in the survey of Lot 17 River Highlands, Sec III,
a map of which is recorded in Map Book 19, Page 111, in the
Probate Office of Shelby County, Alabama.

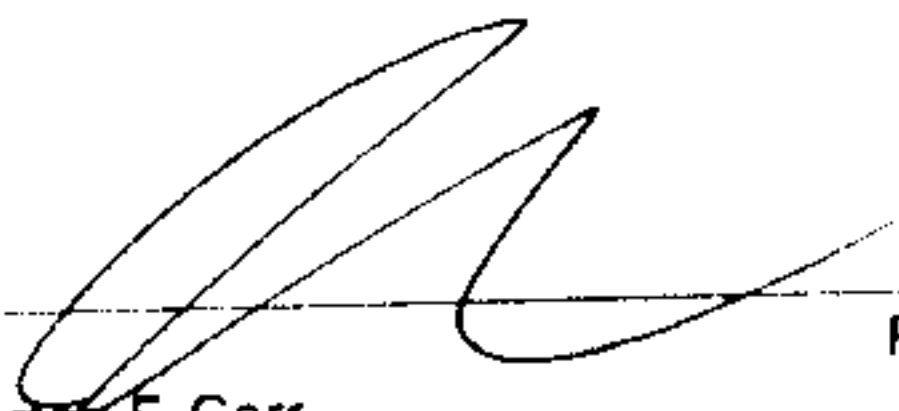


SHELBY County, Alabama

I, Barton F. Carr, a Registered Surveyor of the State of Alabama, hereby certify that this is a true and correct plat of Lot 17 Block 111 RIVER HIGHLANDS as recorded in Map Volume 19 Page 111 in the Office of the Judge of Probate of SHELBY County, Alabama, that the building now erected on said lot is within the boundaries of the same; that there are no encroachments by buildings of adjoining property; that there are no easements, right-of-ways, or joint driveways over or across said land visible on the surface, except as shown on this plat; that I have consulted the Federal Insurance Administration "Flood Hazard Boundary Map" and found that this property is within Flood Zone "C"; that the correct street address RIVER HIGHLANDS WAY HOOVER Alabama.

According to my survey this 13 day of JULY, 19 97




 Barton F. Carr
 Carr & Associates Engineers, Inc.
 2052 Oak Mountain Drive
 Pelham, Alabama 35124
 (205) 664-8498
 CONSTRUCTION SURVEY
 F.B. 377
 97.0609
 Reg. No. 16685