

STATE OF ALABAMA )

JEFFERSON COUNTY )

## RESTRICTIVE COVENANT

This instrument is entered into effective the 7<sup>th</sup> day of February, 2000 by the undersigned, William S. Bedsole and Janet K. Bedsole (hereinafter "Owners").

Inst. # 2000-06454

### WITNESSETH:

Owners hold record title to that certain parcel of real property (the "Property") located in the City of Hoover, Alabama on South Shades Crest Road, and more particularly described as follows:

That part of Lot 2 Hargrave Hills lying within the City Limits of Hoover

Begin at the NW corner of Lot 2, according to the map of Hargrave Hills, 1<sup>st</sup> Sector, Phase 1, as recorded in Map Book 18, Page 111, in the office of the Judge of Probate of Shelby County, Alabama; thence run N 89 degrees 13'37" along the north line of said Lot 2 for a distance of 386.25'; thence run S 42 degrees 41'29"E for a distance of 80.92' to a point on the northerly right of way of South Shades Crest Road and the point of beginning of a curve to the right having radius of 1930.84', a central angle of 02 degrees 52'05" and a chord bearing of S 55 degrees 07'02"W; thence run along the arc of said curve for a distance of 96.65'; thence continue along said right of way S 56 degrees 33'04" W for a distance of 96.43' to the point of beginning of a curve to the left having a central angle of 01 degrees 33'44"W; thence run along the arc of said curve for a distance of 128.27'; thence leaving said right of way run N 36 degrees 44'7"W for a distance of 293.52' to the point of beginning. Containing 1.35 acres more or less.

Owners petition the City of Hoover (the "City") to zone the property to the City's R-1 single-family zoning classification. As a condition to the granting of said zoning petition, Owners have agreed to certain covenants and restrictions as hereinafter set forth:

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SHELBY COUNTY JUDGE OF PROBATE

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NOW, THEREFORE, in consideration of the foregoing recitals and other good and valuable considerations, Owners do hereby declare and covenant as follows:

1. The Property shall be used for residence purposes except for such home occupational uses which may be approved by the City.
2. Owners agree that no more than two (2) single-family dwelling houses with permitted accessory buildings shall be erected or maintained on the Property.
3. The provisions of this instrument may be amended by a written instrument executed by the then owner of the Property provided that such amendment has been approved by the Planning Commission and City Council of the City of Hoover at public hearings for which notice has been given in the same manner as public hearings upon petitions for rezonings.
4. The provisions of this instrument shall run with and bind the lands effected hereby.

Executed by the undersigned effective same date as first above written.

  
\_\_\_\_\_  
WILLIAM S. BEDSOLE

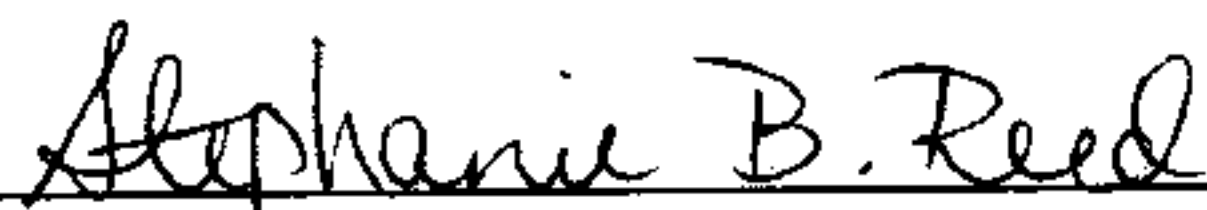
  
\_\_\_\_\_  
JANET K. BEDSOLE

STATE OF ALABAMA       )  
JEFFERSON COUNTY       )

I, the undersigned Notary Public in and for said State and County, hereby certify that WILLIAM S. BEDSOLE, 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 the said instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 28<sup>th</sup> day of February, 2000.

(AFFIX NOTARIAL SEAL)

  
\_\_\_\_\_  
Notary Public  
My Commission Expires: My Commission Expires Oct-4 2000

STATE OF ALABAMA  
JEFFERSON COUNTY

I, the undersigned Notary Public in and for said State and County, hereby certify that JANET K. BEDSOLE, 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 the said instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 28<sup>th</sup> day of February, 2000.

(AFFIX NOTARIAL SEAL)

Stephanie B. Reed  
Notary Public  
My Commission Expires: My Commission Expires Oct. 4 2000

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