


THE STATE OF ALABAMA  
SHELBY COUNTY

  
20061227000626930 1/4 \$20.00  
Shelby Cnty Judge of Probate, AL  
12/27/2006 11:37:23AM FILED/CERT

RESTRICTIVE COVENANT

KNOW ALL MEN BY THESE PRESENTS,

WHEREAS, the undersigned, James V. Thomas, III, and Lisa R. Thomas, are the owners ("Owners") of the following-described real property, located and situated in Shelby County, Alabama, to-wit:

South 1/2 of the SE 1/4 of the SE 1/4 of Section 4 and the West 1/2 of the N 1/2 of the NE 1/4 of the NE 1/4 of Section 9, both in Township 21 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:

Beginning at an existing railroad rail being the locally accepted southeast corner of said Section 4, run in a northerly direction along the east line of said Section 4 for a distance of 665.0 feet to an existing iron rebar; thence turn an angle to the left of  $86^{\circ}43'13''$  and run in a westerly direction for a distance of 153.11 feet to an existing old iron rebar; thence turn an angle to the left of  $0^{\circ}39'21''$  and run in a westerly direction for a distance of 71.42 feet to an existing iron rebar; thence turn an angle to the right of  $0^{\circ}26'47''$  and run in a westerly direction for a distance of 1097.42 feet to an existing 2" capped pipe; thence turn an angle to the left of  $93^{\circ}09'51''$  and run in a southerly direction for a distance of 662.17 feet to an existing 2" capped pipe; thence turn an angle to the right of  $0^{\circ}22'17''$  and run in a southerly direction for a distance of 665.67 feet to an existing iron rebar set by Weygand; thence turn an angle to the left of  $87^{\circ}09'23''$  and run in an easterly direction for a distance of 661.80 feet to an existing iron rebar set by Weygand; thence turn an angle to the left of  $92^{\circ}57'30''$  and run in a northerly direction for a distance of 664.88 feet to an existing iron rebar set by Weygand and being on the south line of said Section 4; thence turn an angle to the right of  $93^{\circ}01'59''$  and run in an easterly direction along the south line of said Section



4 for a distance of 660.51 feet, more or less, to the point of beginning.

LESS AND EXCEPT, the following described real property:

Part of the SE 1/4 of the SE 1/4 of Section 4, Township 21 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:

Beginning at an existing railroad rail being the locally accepted Southeast corner of said Section 4, run in a Westerly direction along the South line of said Section 4 for a distance of 660.51 feet to an existing iron rebar set by Weygand; thence turn an angle to the right of 86°58'01" and run in a Northerly direction for a distance of 75.0 feet to an existing iron rebar set by Weygand; thence turn an angle to the right of 93°02'03" and run in an Easterly direction for a distance of 660.26 feet to an existing iron rebar set by Weygand and being on the East line of the SE 1/4 of the SE 1/4 of said Section 4; thence turn an angle to the right of 86°46'36" and run in a Southerly direction along the East line of said 1/4-1/4 section for a distance of 75.0 feet, more or less, to the point of beginning. Containing 1.135 acres, more or less;

and,

WHEREAS, the Owners are desirous of imposing and placing a certain restrictive covenant upon the use and enjoyment of said real property.

NOW, THEREFORE, in consideration of said benefits and for the benefit of future purchasers of the said real property, and other good and valuable consideration, Owners do hereby declare, engraft, impose,



establish, and file for record in the Office of the Judge of Probate of Shelby County, Alabama, the following covenant which shall restrict the use of said real property as provided for herein:

1. Use. The hereinabove described real property shall be used for residential purposes only.
  
2. Term. The benefits and burdens appertaining hereto shall run with the land and be binding on all parties claiming hereunder for a period of twenty-five (25) years from the date hereof and shall automatically renew for successive ten (10) year periods unless a majority of the record owners of said real property agree by written recorded instrument amending or modifying the restrictions in whole or in part.

IN WITNESS WHEREOF, Owners have executed this restrictive covenant intending same to be under seal on this 31 day of October, 2006.

  
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JAMES V. THOMAS, III (SEAL)

  
\_\_\_\_\_  
LISA R. THOMAS (SEAL)



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THE STATE OF ALABAMA  
CULLMAN COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James V. Thomas, III, and Lisa R. Thomas, whose names are signed to the foregoing Restrictive Covenant and who are known to me, acknowledged before me on this day that, being informed of the contents of same, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 31 day of  
October, 2006.

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NOTARY PUBLIC  
My Commission Expires: 10/31/09