


Duck Cove Estates  
lots 6 + 7

STATE OF ALABAMA  
COUNTY OF SHELBY

  
20070314000116050 1/2 \$14.00  
Shelby Cnty Judge of Probate, AL  
03/14/2007 02:11:53PM FILED/CERT

COVENANT

WHEREAS, Roy B Jones  
hereinafter called the owner(s) of certain real property situated in SHELBY COUNTY,  
Alabama, described in Exhibit "A", attached hereto and incorporated fully;

WHEREAS, upon said property the owner(s) desire(s) to construct an alternative  
onsite sewage disposal system, hereinafter called the system, to service the facility/  
dwelling on said property; and

WHEREAS, the approval of the system by the Shelby County Health Department,  
hereinafter called the local health department, is conditioned upon the covenant by the  
owner(s) and his/her/their successors in title and his/her/their assigns that he/she/they will  
satisfy all of the requirements of the local health department and assure the proper  
functioning of the system.

NOW, THEREFORE,

"The public is hereby put on notice that the property described herein is  
the subject of a restricted onsite sewage disposal permit issued by the  
Shelby County Health Department. Subsequent purchasers are notified  
that there may be continuing responsibilities placed on such purchaser and  
they are directed to inquire at the Shelby County Health Department."

Dated this, the 14 day of March, 2007.

Roy B Jones

Signature(s) of Owner(s)

I, the undersigned Notary Public in and for said County, in said State, hereby  
certify that ROY B. JONES, whose name(s) is/are  
signed to the foregoing instrument, and who is/are known to me, acknowledge(s) before  
me this day that, being informed of the contents thereof, he/she/they has/have executed  
the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 14th day of March,  
2007

Shelia D. Cook

Notary Public

My commission expires: 09/13/07

See

Exhibit "A"

All the property in the survey of \_\_\_\_\_  
a map/deed of which is recorded in Map/Deed Book \_\_\_\_\_, page \_\_\_\_\_ or instrument #  
\_\_\_\_\_ in the Probate Office of Shelby County, Alabama; or all property described  
in the attached legal description.



Exhibit A



WARRANTY DEED—FORM 106

PRINTED AND FOR SALE BY ZAC SMITH STAY

20070314000116050 2/2 \$14.00  
Shelby Cnty Judge of Probate, AL  
03/14/2007 02:11:53PM FILED/CERT

The State of Alabama

SHELBY

COUNTY

20051206000630530 1/2 \$14.50  
Shelby Cnty Judge of Probate, AL  
12/06/2005 11:54:45AM FILED/CERT

Know All Men by These Presents, That in consideration of \$500.00

DOLLARS

to the undersigned grantor

Clinton H Jones

in hand paid by

Ray B Jones, Janika M Jones

the receipt whereof is acknowledged

the said

do grant, bargain, sell and convey unto the said

Ray B Jones, Janika M Jones

the following described real estate, to-wit LOT 6, DUCK COVE ESTATES, A PRIVATE SUBDIVISION ACCORDING TO THE SURVEY OF JOSEPH E. CONN, JR, A.R.N. 9049, DESCRIBED BY METES AND BOUNDS AS FOLLOWS: Commence at the S.E. corner of N.E. 1/4-S.E. 1/4, Section 28, T.S. 24N, R15E, Shelby County, Alabama and run on a bearing of N 6 Degrees 23 Minutes W a distance of 738.34' to a point, Thence turn an angle of 31°-20' Left and run 132.32' to a point, Thence turn an angle of 7°-37' Right and run 134.84' to a point, Thence turn an angle of 81°-03' Left and run 59.74' to the point of beginning of the property being described, Thence continue along last course a distance of 60.0' to a point, Thence turn 103°-26' Left and run 289.73' to a point on the water line contour of Lay Lake, Thence turn 112°-04' Left and run along water line 8.23' to a point, Thence turn 30°-07' Right and run along water line 45.77' to a point, Thence turn 96°-56' Left and run 279.15' to the point of beginning, containing 15,757 square feet.

situated in The N.E. 1/4-S.E. 1/4, Sec. 28, T.S. 24N, R15E, Shelby County, Alabama.

To Have and to Hold, To the said

heirs and assigns forever.

And do, for and for heirs, executors and administrators, covenant

with the said

heirs and assigns, that lawfully seized in fee simple of said premises; that they are free from

all encumbrances; that have a good right to sell and convey the same as aforesaid; that

will, and heirs, executors and administrators shall, warrant and

defend the same to the said

heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, have hereunto set hand and seal, this

day of , 19

WITNESSES:

Clinton H Jones

Clinton H Jones (Seal.)  
Joyce A Jones (Seal.)  
(Seal.)  
(Seal.)