

THIS INSTRUMENT PREPARED BY

Country Hills Family Subdivision

One country Ridge

Sterrett, Alabama 35147

STATE OF ALABAMA}

COUNTY OF SHELBY}

INFORMATION FILING

COUNTRY Hills Family Subdivision files these attachments for record for information purposes by the oath of Perry Cox as one of the original members of the Country Hills Family subdivision who has personal knowledge of the facts herein attached:

Letter from Shelby County Department of Development Services dated October 30, 2013.

Letter from Shelby County Department of Planning & Development dated March 11, 1992.

Copy of face sheet of the Plat recorded in the Recording Department required by the Shelby County Department of Planning & Development in 1992.

Notes as recorded on the Plat that were recorded in 1992.

Cox Family Subdivision, Sterrett Alabama, BY LAWS that were adopted in meeting in 1992 as the Country Hills Family Subdivision was being Developed.

Country Hills Family Subdivision / Perry Cox

By

Perry Cox

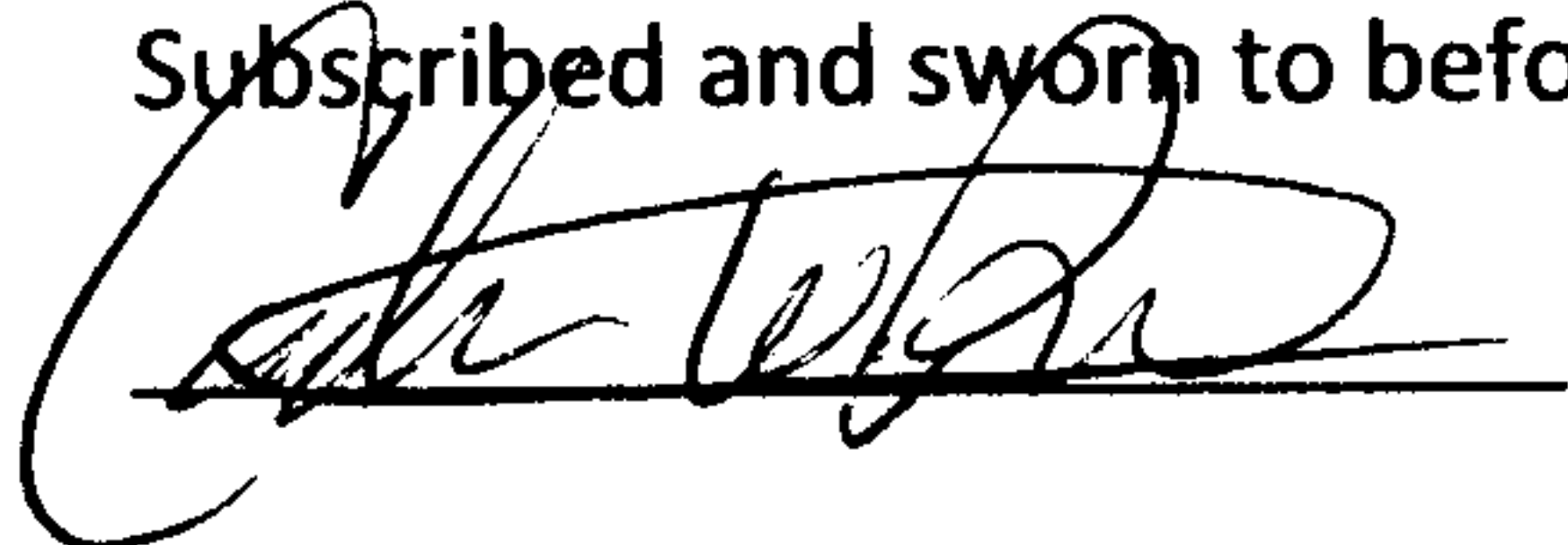
STATE OF ALABAMA}

COUNTY OF SHELBY}


20131219000484840 1/7 \$32.00
Shelby Cnty Judge of Probate, AL
12/19/2013 12:06:26 PM FILED/CERT

Before me, a Notary Public in and for the State of Alabama, personally appeared Perry Cox of whom being sworn, doth depose and say: That he has personal knowledge of the facts set forth in the foregoing statement and that the same are true and correct to the best of his knowledge and belief.

Subscribed and sworn to before me on this the 19 day of December 2013.



Notary Public

MY COMMISSION EXPIRES FEBRUARY 12, 2014



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SHELBY COUNTY
DEPARTMENT OF DEVELOPMENT SERVICES
1123 COUNTY SERVICES DRIVE
PELHAM, ALABAMA 35124
WWW.SHELBYCOUNTYALABAMA.COM

October 30, 2013

Debbie Cox
Via email

Dear Ms. Cox:

In response to your request the following information is offered:

Country Hill Family Subdivision, a two lot family subdivision was recorded by the Shelby County Judge of Probate on March 6, 1992, Instrument Number #1992030600318690. This subdivision was approved by both the Department of Development Services and the County Highway Department for compliance with the Shelby County Subdivision Regulations in effect at the time of review.

Lot one, consisting of approximately 2.24 acres and Lot 2 consisting of approximately 1.65 acres are part of a legally recorded subdivision, Country Hills Family Subdivision, and are legal lots of records. A legal lot of record may apply for building permits.

Restrictive deeds or covenants for Country Hills Family Subdivision were not found during the research of this subdivision. It should be noted, however, that Shelby County is not a party to restrictive deeds or covenants and they are therefore not enforceable by the County.

Thank you. Please contact me if you need further assistance.

Sincerely,

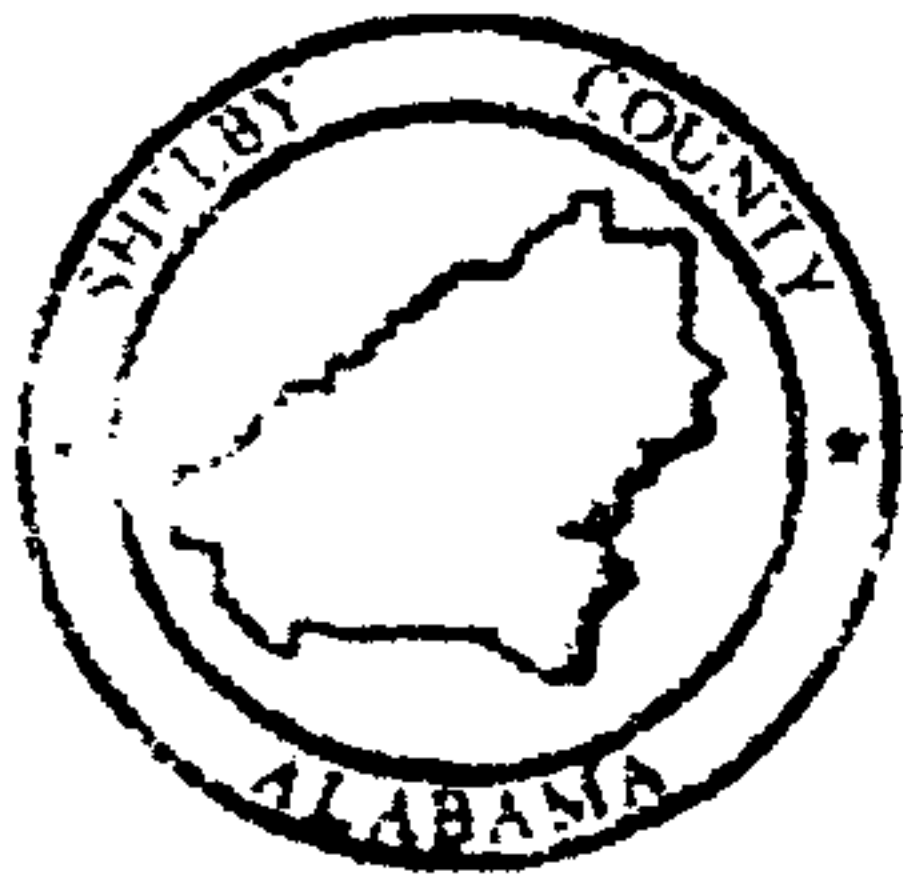
A handwritten signature in cursive script, appearing to read "Kristine Goddard", is written over a horizontal line.

Kristine Goddard
Planner II

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Alex Dudchock
County Manager
Tel: (205) 670-6500
Fax: (205) 669-3864

Chad Scroggins
Manager
Tel: (205) 620-6653
Inspection Fax: (205) 620-6655



JEFFREY A. PRUITT, AICP
DIRECTOR

SHELBY COUNTY
DEPARTMENT OF PLANNING & DEVELOPMENT
504 Highway 70
COLUMBIANA, ALABAMA 35051

TELEPHONE
205 669-3888

March 11, 1992

Perry E. Cox, Jr.
590 Highway 55
Sterrett, AL 35147

Subject: Case No. S-13-92 Country Hills Family Subdivision

Dear Mr. Cox:

This is to advise you that the above subject subdivision was recorded on March 6, 1992 in Map Book 16, page 19.

The Recording Office of Probate will contact you at 672-9800 (w) or 936-1160 (h) when the original plat is ready to be picked up.

Sincerely,

Annette Martin
Administrative Assistant

/am

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COUNTRY HILLS FAMILY SUBDIVISION

A SINGLE FAMILY, RESIDENTIAL SUBDIVISION

SITUATED IN THE SW 1/4 – NE 1/4
SECTION 35, TOWNSHIP 18 SOUTH
RANGE 1 EAST, SHELBY COUNTY, ALABAMA

PREPARED BY: R. C. FARMER & ASSOCIATES, INC.
P. O. BOX 1664
ALABASTER, ALABAMA 35007
205-664-2566

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~~This is Account with~~
~~At~~
~~This is the Agreement by~~
~~Shelby County to Be Family Sub Division~~

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Shelby Cnty Judge of Probate: AL
12/19/2013 12:06:26 PM FILED/CERT

NOTES

1. BY SIGNING THIS PLAT, THE OWNER ATTESTS THAT HE OR SHE IS CONVEYING THE HEREON DESCRIBED PROPERTY TO LEGALLY RELATED IMMEDIATE FAMILY MEMBERS.
2. THIS PROPERTY IS FOR THE EXCLUSIVE USE OF THE FAMILY MEMBERS AND SHALL REMAIN AS SUCH UNLESS REQUIRED PUBLIC IMPROVEMENTS ARE CONSTRUCTED IN ACCORDANCE WITH THE SHELBY COUNTY SUBDIVISION REGULATIONS
3. NO FURTHER SUBDIVISION OF THIS PARCEL MAY OCCUR WITHOUT THE APPROVAL OF THE SHELBY COUNTY PLANNING COMMISSION.
4. SHELBY COUNTY IS NOT NOW, NOR WILL BE IN THE FUTURE, RESPONSIBLE FOR THE PRIVATE ROADS OR EASEMENTS SHOWN ON THIS PLAT.
5. LOT 1 SHALL NOT HAVE DIRECT ACCESS TO COUNTY HIGHWAY 55 WITHOUT AN ACCESS PERMIT FROM THE SHELBY COUNTY HIGHWAY DEPARTMENT.
6. THE PURPOSE OF THIS SUBDIVISION IS TO PROVIDE INDEPENDENT LOTS FOR THE RESIDENTIAL USE OF IMMEDIATE FAMILY MEMBERS

COX FAMILY SUBDIVISION STERRETT ALABAMA

BY LAWS

THESE BYLAWS ARE SET OUT TO GO WITH THE RULES OF SHELBY COUNTY RULES OF A FAMILY SUBDIVISION. THEY ARE TO PROTECT THE EXISTING LOTS AND THE OWNERS OF THESE LOTS AS TO THE FUTURE IN THE EVENT THERE IS A CHANGE BY EITHER SHELBY COUNTY OR COX FAMILY SUB DIVISION LOT OWNERS.

1. IN ORDER TO BE A FAMILY SUB-DIVISION WE THE LOT OWNERS HAVE TO ADOPT THAT WE ARE A FAMILY SUBDIVISION AND AGREE TO ABIDE BY THE SHELBY COUNTY RULES.
2. WE WILL ADOPT FROM TIME TO TIME OTHER RULES AS TO THE UP KEEP OF THE FAMILY SUBDIVISION AS TO ROADS, WATER SYSTEM, UP KEEP AS TO THE EXPENSE OF COMMON USE OF ANY COMMON LOT EXPENSE OR ANY OTHER ITEMS THAT COULD ARISE IN THE FAMILY SUBDIVISION.
3. TO START THERE ARE THREE LOTS AS RECORDED ON THE COX FAMILY SUBDIVISION MAP.
4. FOR THE PROTECTION OF THE COX FAMILY SUBDIVISION LOT OWNERS WE WILL ALSO REQUIRE IF FOR SOME REASON THAT A LOT CAN NOT BE KEEP BY THE CURRENT LOT OWNER THEN IT WILL BE OFFERED TO A FAMILY MEMBER OR COUNTRY HILLS FARM. IN ORDER TO MAINTAIN THE STATUS OF FAMILY SUBDIVISION.
5. IN THE EVENT THAT A LOT CAUSES THE FAMILY SUBDIVISION TO LOOSE ITS FAMILY SUBDIVISION STATUS THE LOT OWNER CAUSING THE CHANGE WILL BEAR ALL EXPENSES THAT OCCUR IN THE CHANGE TO THE SUBDIVISION STATUS BY SHELBY COUNTY. THIS WILL NOT ONLY BE THE EXPENSE OF THE CHANGES REQUIRED BY SHELBY COUNTY BUT WILL HOLD HARMLESS THE OTHER LOT OWNERS AS TO ANY EXPENSE AS TO ATTORNEY, SURVEY, MAPS, OR ANY EXPENSE THAT COULD ARISE.
6. WE ADOPT THESE RULES AS TO ENJOY THE LOT AND HOME OF EACH FAMILY LOT OWNER TO LIVE AND OBTAIN HOMESTEAD EXEMPTION ON EACH LOT.
7. IN THE EVENT ANY OTHER FAMILY MEMBER DESIRES TO ACQUIRE A LOT AND LIVE ON THE FAMILY SUBDIVISION THEY WILL HAVE TO ABIDE BY THE BYLAWS OF THIS FAMILY SUBDIVISION.

