



20140210000036430 1/3 \$20.00
Shelby Cnty Judge of Probate, AL
02/10/2014 10:34:45 AM FILED/CERT

COVENANTS TO RUN WITH THE LAND

WHEREAS, Lot 25B Cahaba Falls being certain real property situated in Shelby County, Alabama, described in Exhibit "A", also recorded in the Probate Office of Shelby County, Alabama, hereto and incorporated herein fully:

WHEREAS, the owners have requested and the Shelby County Board of Health has approved the construction and use of the engineered onsite sewage system by the owners to serve a 3 Bedroom Residential Dwelling,

WHEREAS, the approval of the Shelby County Board of Health for the onsite sewage system is granted upon the condition that the owners and their successors in title that it or they will satisfy these covenants.

NOW, THEREFORE, in consideration of the premises, the owner Stephen Kypson hereby grant and convey as encumbrances on land described as Exhibit "A" the following restrictions and covenants to run with the land as hereinafter described:

That the undersigned owner Stephen Kypson, its successors, assigns and subsequent use of the engineered onsite sewage system located at Lot 25B Cahaba Falls shall own the system subject to the conditions in the onsite disposal permit or permits issued by the Shelby County Department of Public Health and the State of Alabama Dept of Public Health and will also comply with the provisions of the Alabama Administrative Code Chapter 420-3-1. And are hereby notified that the property described herein or the onsite sewage disposal system may restrict the use of the lot and obligate the owner to special maintenance and reporting requirements.

That the whole of the land described in Exhibit "A" shall not be subdivided without approval of the Shelby County Health Officer.

No repair, alteration or addition will be made to the approved onsite sewage system without written approval of an engineer (P.E.) and the Shelby County Health Officer.

These covenants shall run with the land, in perpetuity, and be binding on all present owners and future owners or occupants of said facility and the property on which the onsite sewage system is situated until such time as the system is no longer required by the Shelby County Board of Health through its Health Officer.

Dated this the 3 day of January, 2014

Stephen Kypson
OWNERS/AUTHORIZED REPRESENTATIVE SIGNATURES

W. J. Banks
HEALTH OFFICER/AUTHORIZED REPRESENTATIVE

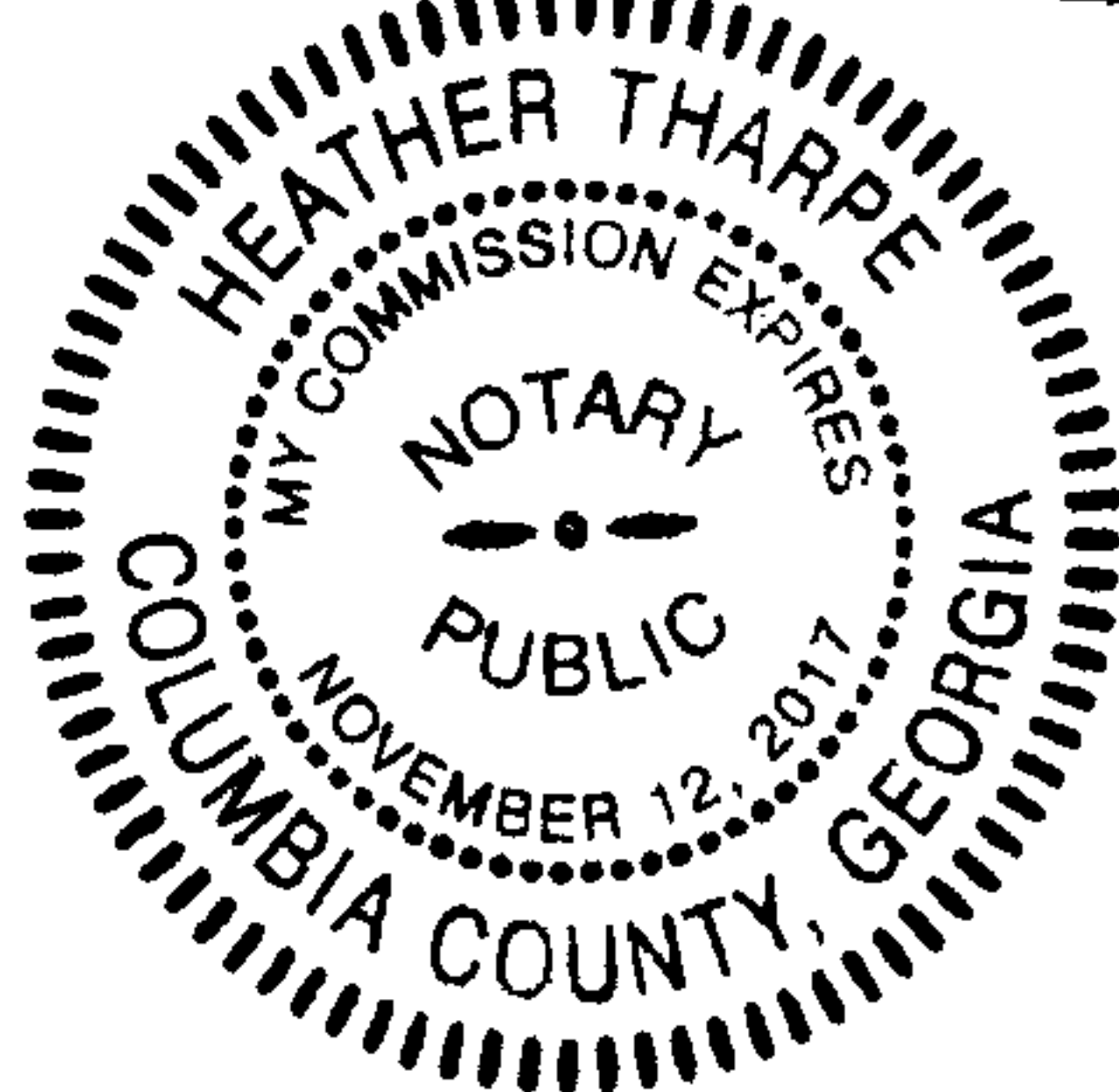
~~STATE OF ALABAMA~~ Georgia
~~COUNTY OF Shelby~~ Columbia

I, the undersigned Notary Public in and of the County in said State, hereby certify that Beverly Riley-Long, 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 hereof, has executed the same voluntarily on the day of the same bears date.

NOTARY PUBLIC SIGNATURE Heather Tharp

(SEAL)

My Commission Expires 11/12/17



STATE OF ~~ALABAMA~~ Georgia
COUNTY OF ~~SHELBY~~ Columbia

COVENANT

WHEREAS, DAPHNE G. HOPSON
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."

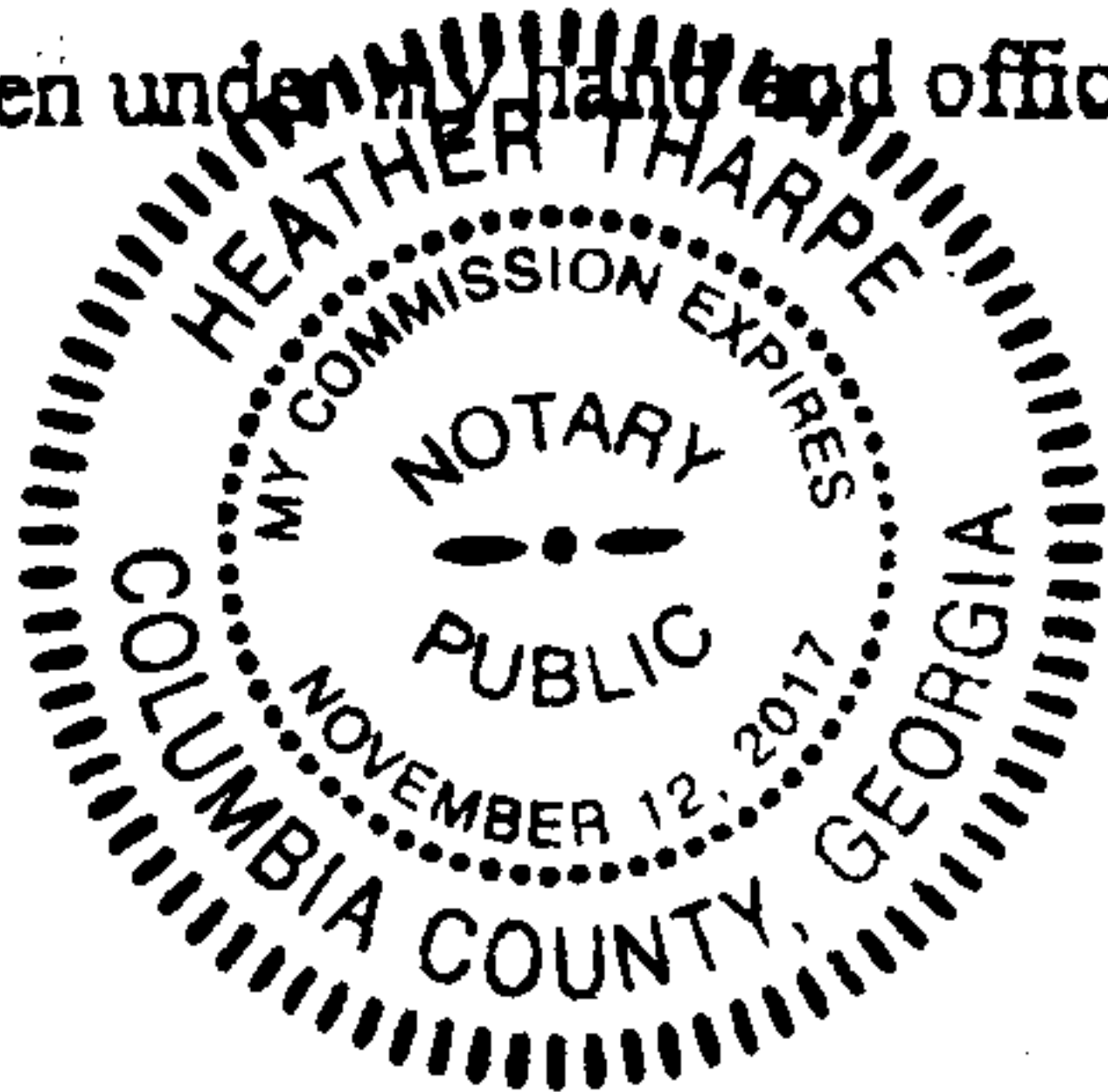
Dated this, the 3 day of JANUARY, 2014

Daphne G. Hopson

Signature(s) of Owner(s)

I, the undersigned Notary Public in and for said County, in said State, hereby
certify that Daphne Hopson, 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.

2013 Given under my hand and official seal, this 3rd day of Jan.



Heather Tharpe
Notary Public
My commission expires: 11/12/17

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.



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1 of 2

NOTE FROM REC. MAP:
(CONSERVATION, DRAINAGE &
RECREATION ERMIT. @
ELEV. 390.00 (WIDTH VARIES))

N.W. CORNER
OF THE S.E. 1/4 -
3. W 1/4, SEC. 17,
TWP. 20 S.,
R. 19. E. 3 W.,
SHELBY CO., AL.

NOTE FROM REC. MAP:
APPROX. LIMITS OF 100-YEAR
FLOOD PLAIN (REV. 1-20-00)
FLOOD ZONE A-22

NOTE ON RECORD MAP:
"LOTS 545, 555, 565 AND 575
ARE NOT A PART OF THIS
SURVEY."

SCALE: 1"=20'



STATE OF ALABAMA)
SHELBY COUNTY)

CLOSING SURVEY

I, Laurence D. Weygand, a registered Engineer-Land Surveyor, or Ray Weygand, a Registered Land Surveyor, hereby certify that I have surveyed Lot ~~208~~ 209, ~~Block 16, Subdivision 1, East of Highway 111, near Bat Cave Falls, Blount County, Alabama.~~ as recorded in Map Volume ~~221~~, Page ~~121~~, in the Office of the Judge of Probate, Shelby County, Alabama; that there are no rights-of-way, easements or joint driveways over or across said land visible on the surface except as shown; that there are no electric or telephone wires (excluding wires which serve the premises only) or structures or supports thereof, including poles, anchors and guy wires, on or over said premises except as shown; that I have consulted the Federal Insurance Administration "Flood Hazard Boundary Map" and found that this property is located in "a special flood hazard area"; that there are no encroachments on said lot except as shown and that improvements are located as shown above. I hereby state that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Alabama to the best of my knowledge, information and belief, according to my survey of JAN 18, 2006.
Survey invalid if not sealed in red.

Order No. 27115

Procedures

Address: 530 E. 11th, Crandall

Page 2000 122 12

422 1C
C. P. 2 Dec 55 68 FCS
HILLMAN, ALFRED

Laurence D. Weygand, Reg. P.E. #10373
Ray Weygand, Reg. L.S. #24973
169 Oakmor Road, Homewood, AL 33209
Phone: (225) 943-0086 Fax: (205) 943-0087

REDUCED COPY



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