


STATE OF ALABAMA)
SHELBY COUNTY)


20160527000182580 1/3 \$20.00
Shelby Cnty Judge of Probate, AL
05/27/2016 12:47:51 PM FILED/CERT

DECLARATION OF COVENANTS, RESTRICTIONS AND LIMITATIONS
APPROX 1.06 ACRE PARCEL (SEE ATTACHED SURVEY)

Whereas the undersigned owner, Raul Gomez, is desirous of establishing covenants, restrictions and limitations applicable to this property owned by the undersigned and described in survey - Exhibit A, attached hereto and incorporated herein for reference.

WITNESSETH:

Now, therefore the undersigned does hereby adopt the following restrictions and limitations:

1. Said property shall be used for residential purposes only. Only one single family dwelling may be erected on the property and occupied by a single family only.
2. No more than one outbuilding such as a barn or stable may be erected, except for a well or pump house.
3. No building shall be erected closer than 50 feet from the front property line or closer than 10 feet from any side or rear property line.
4. No building shall be erected except for the personal use of the owner.
5. No septic tank or field line shall be constructed within 35 feet from any adjoining property line. No sewer or drainage line shall be constructed or laid which shall empty on or become a nuisance for an adjoining property owner.
6. No animals, livestock or poultry of any kind, shall be kept, raised or bred for any commercial purpose. No more than one horse shall be kept on the property.
7. No trailer, tent, camper or any temporary structures shall at any time be used as a residence, temporarily or permanently.
8. No Mobile home or factory manufactured housing allowed. No inoperable or unused vehicle shall be stored on the property. No accumulation or storage of any refuse, trash, debris or construction materials shall be kept on the property, or in any event, visible to any adjoining property owner.
9. It is understood and agreed that said conditions, limitations and restrictions shall attach to and run with the land for a period of 25 years from 2016.
10. If any party shall violate or attempt to violate any of the covenants herein, it shall be lawful for any person, or persons, owning an adjoining property to prosecute any proceedings at law or in equity against the person violating or attempting to violate any such covenant, and either prevent him from doing so or to recover damages or other dues from such violation. Invalidation of any one of these covenants by

judgement or court order shall not affect any of the other provisions which shall remain in force and effect.

11. All of the said restrictions and limitations shall constitute a covenant running with the land and all of the deeds hereafter made conveying said property shall be made subject to the restrictions herein set out above.

IN WITNESS WHEREOF, Raul Gomez, has hereunto set his hand and seal this the 2 day of May, 2016.

ATTACHED SURVEY AND LEGAL

DESCRIPTION

BY: Raul S. Gomez
Raul Gomez, Owner

STATE OF ALABAMA)
COUNTY OF ~~SHELBY~~)
 Jefferson

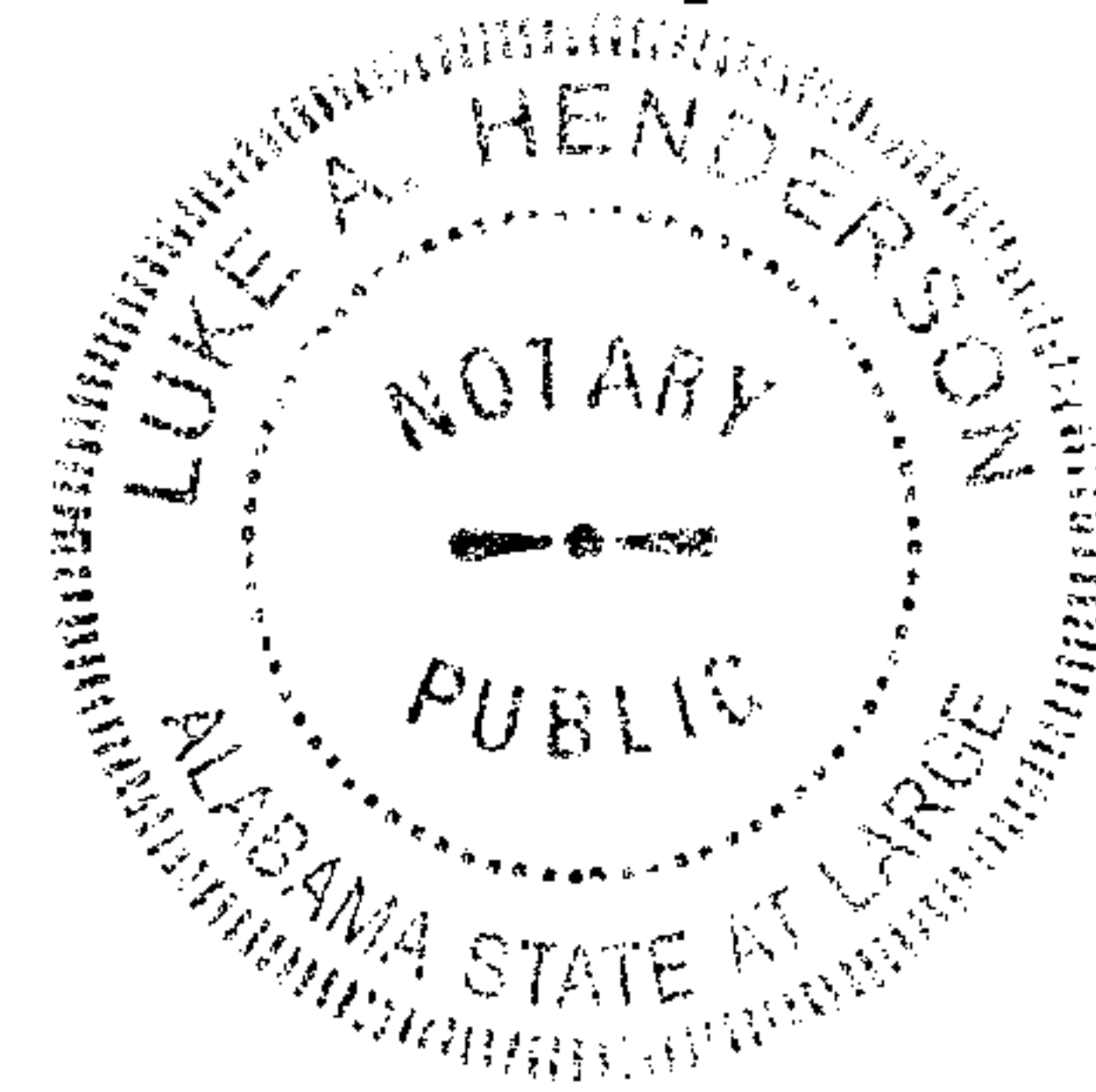
I, the undersigned, a Notary Public in and for said County, in the State, hereby certify that Raul Gomez, the owner of said property, is signed to the foregoing Declaration of Covenants, Restrictions and Limitations, and who is known to me, acknowledged before me on this day that, being informed of the contents of the Declaration, he, as owner and with full authority, executed the same voluntarily for and as the act of said property.

Given under my hand and official seal, this the 2 day of May, 2016

(SEAL)

Luke A. Henderson
Notary Public
My Commission Expires: 7/26/16

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Note: Luke A. Henderson is the Notary Public on this instrument only, he is not the preparer.

Preparer: Raul Gomez

EXHIBIT A
LEGAL DESCRIPTION

A parcel of land situated in the South $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of Section 7, Township 20 South, Range 1 West, Shelby County, Alabama and being more particularly described as follows:

Commence at the Northwest corner of the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of said Section 7; thence South 00 degrees 29 feet 36 inches East a distance of 946.40 feet; thence North 89 degrees 55 feet 32 inches East a distance of 208.85 feet; thence South 01 degrees 26 feet 51 inches East a distance of 149.32 feet to the point of beginning; thence South 01 degrees 26 feet 51 inches East a distance of 273.20 feet; thence with a curve turning to the right with a radius of 454.82 feet, a delta angle of 21 degrees 26 feet 24 inches, and subtended by a chord which bears North 87 degrees 48 feet 03 inches West, a chord distance of 169.20 feet, thence along said curve an arc distance of 170.19 feet; thence North 01 degrees 26 feet 51 inches West a distance of 262.85 feet; thence North 88 degrees 41 feet 34 inches East a distance of 168.86 feet to the point of beginning.



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