

STATE OF ALABAMA)
SHELBY COUNTY)


20180502000149650 1/3 \$21.00
Shelby Cnty Judge of Probate, A
05/02/2018 03:48:06 PM FILED/CE.T

DECLARATION OF COVENANTS RUNNING WITH THE LAND

WHEREAS, I, **PAULINE E. SCOTT**, an unmarried woman, am the owner of title of two contiguous parcels of real property in Shelby County, Alabama being more particularly described, to wit:

PARCEL ONE

A parcel of land in the Northeast Quarter of the Northwest Quarter of Section 5, Township 22 South, Range 1 West, being the same land described in deed to Harvy Holcombe recorded in Deed Book 261, at Page 181, of the real property of records of Shelby County, Alabama, said parcel of land being more particularly described as follows:

Commencing at the Northeast corner of the Northeast Quarter of the Northwest Quarter of said Section 5; thence North 88 degrees 12 minutes 08 seconds East, a distance of 14.62 feet; thence South 00 degrees 17 minutes 16 seconds West a distance of 22.70 feet to an iron pin, with a cap stamped "J. G. Ray", found at the point of beginning; thence South 89 degrees 42 minutes 44 seconds East, a distance of 25.00 feet to an iron pin, with a cap stamped "J. G. Ray" found; thence South 23 degrees 45 minutes 45 seconds East, a distance of 156.57 feet to an iron pin with a cap stamped "J. G. Ray", found on the north right-of-way of State Highway No. 25; thence along a curve to the left, in said right-of-way having a radius of 1602.61 feet and a chord bearing of South 69 degrees 16 minutes 09 seconds West, and arc length of 327.17 feet to a 1/2 inch rebar set, with a cap stamped "S. Wheeler RPLS 16165"; thence North 05 degrees 55 minutes 08 seconds West, a distance of 91.64 feet to a 1/2 inch rebar set, with a cap stamped "S. Wheeler RPLS 16165"; thence North 14 degrees 56 minutes 13 seconds West a distance of 136.16 feet to a 1/2 inch rebar set, with a cap stamped "S. Wheeler RPLS 16165", in an old fence; thence North 87 degrees 38 minutes 15 seconds East, along said fence, a distance of 148.36 feet to the point of beginning.

PARCEL TWO

Commencing at the Point of Beginning, the SE corner of the SW 1/4 of Section 32, Township 21 South, Range 1 West, thence North 208.71

feet along the East ¼ ¼ Section Line, thence West 89° 13' 14" for a distance of 208.71 feet, thence South 89° 13' 14", Thence East 89° 13' 14" to the Point of Beginning being 1 acre more or less.

WHEREAS, I, Pauline E. Scott am bequeathing the above described real properties to my son Thadd D. Scott, an single man; and,

WHEREAS, my Last Will and Testament contains the following restriction to the conveyance of the above described real property; to wit:

"This bequest is solely on the condition that Lauryn Eileen Vaughn, whether they marry or not shall never have any interest the above cited real property."

WHEREAS, the Thaddeus D. Scott desires to inherit the subject real property and does hereby consent and agree to the terms and conditions set forth in this restrictive covenant, I, Pauline E. Scott, am hereby imposing on the herein described real property the following restrictive covenant:

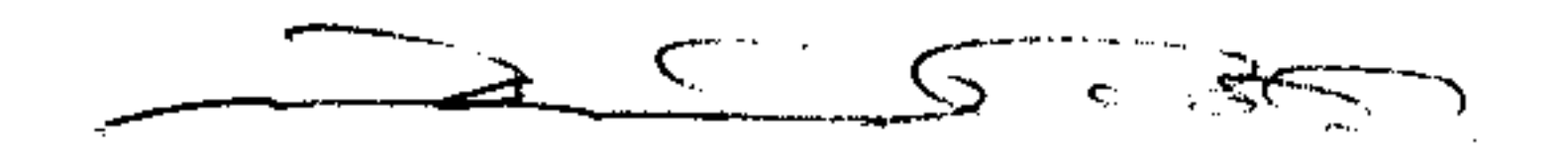
The failure of any party entitled to enforce any violation or breach of the restrictions herein contained, whether to a present or a future title interest in the herein described real property, shall in no event affect their right to do so thereafter, as to the violation or breach terms and conditions hereof, or as to such violation or breach occurring prior or subsequent thereto.

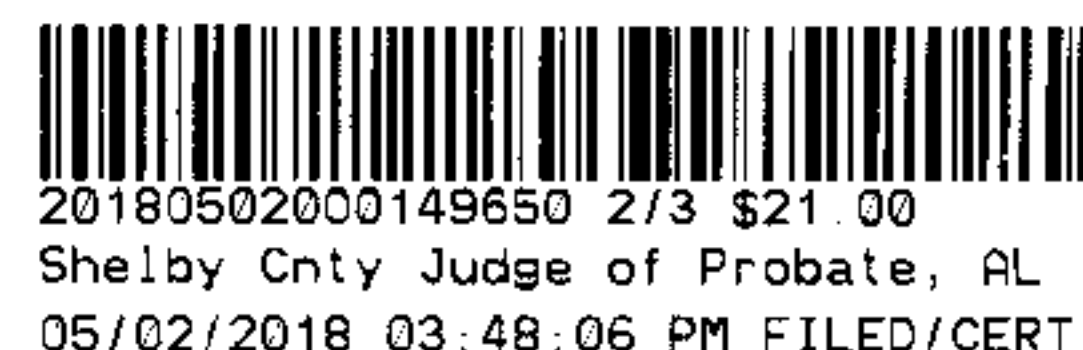
My son, Thaddeus D. Scott, hereby, agrees, attests and avers that he shall only, deed, devise and bequeath the above described real property to his direct heirs or in the event he shall not have a child or children, then to my daughter (his sister), Emily K. Killingsworth.

The restrictions created hereby in this Declaration of Covenants Running With The Land shall be binding upon the undersigned Pauline E. Scott, and Thadd D. Scott, their successors and assigns, and such restrictions shall run with the land and remain in full force from the date hereof.

IN WITNESS WHEREOF, the undersigned **PAULINE E. SCOTT** and **THADDEUS D. SCOTT** have set their hands and seals on this the 13 day of May, 2018.


PAULINE E. SCOTT


THADDEUS D. SCOTT



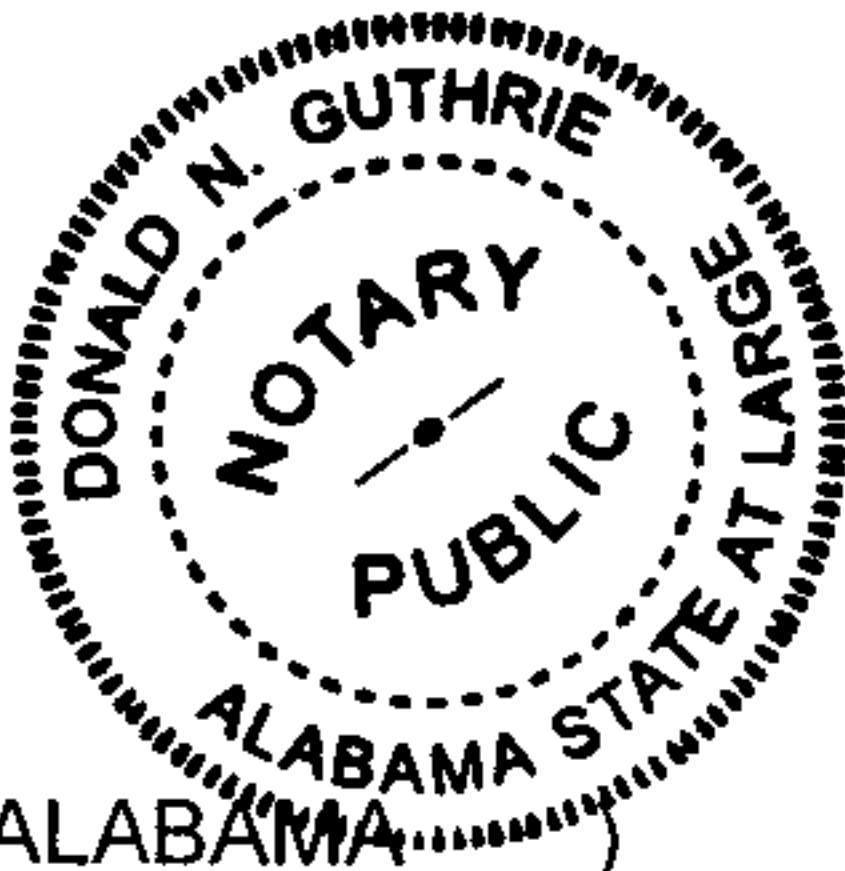
ACKNOWLEDGEMENTS

STATE OF ALABAMA)
JEFFERSON COUNTY)

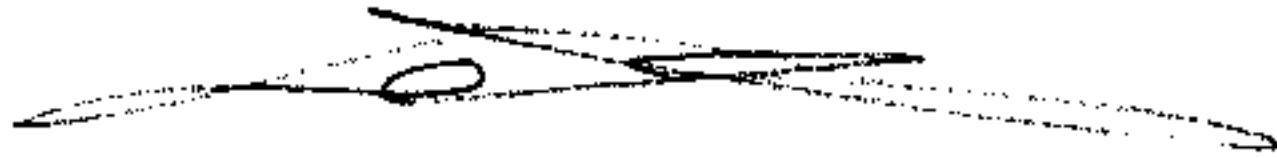
Before me, the undersigned, a Notary Public for said County, in said State, hereby certify that undersigned **PAULINE E. SCOTT** whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he voluntarily executed same on this the day the same bears date.

Given under my hand and official seal this 1st day of May, 2018.

SEAL



STATE OF ALABAMA)
JEFFERSON COUNTY)

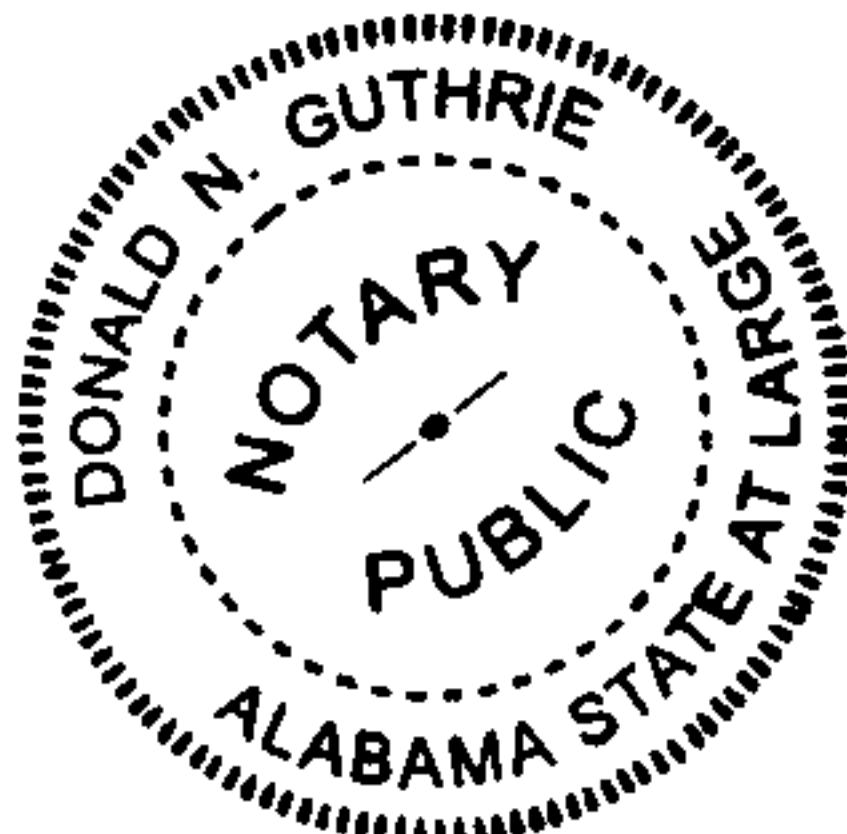

NOTARY PUBLIC

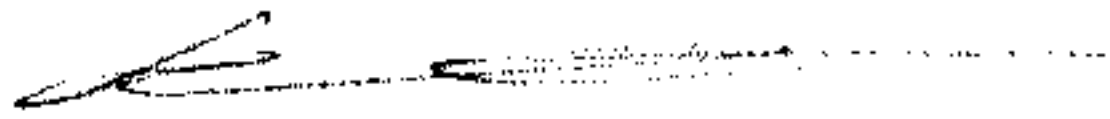
My Commission Expires: 11/26/21

Before me, the undersigned, a Notary Public for said County, in said State, hereby certify that undersigned **THADDEUS D. SCOTT** whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he voluntarily executed same on this the day the same bears date.

Given under my hand and official seal this 1st day of May, 2018.

SEAL




NOTARY PUBLIC

My Commission Expires: 11/26/21

Prepared by Donald N. Guthrie, Attorney at Law
P.O. Box 43521, Birmingham, AL 35243