

STATE OF ALABAMA

COUNTY OF SHELBY

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KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of Two Hundred Twenty Two Thousand Seven Hundred Eighty Five and NO/100 (\$222,785.00) Dollars and other good and valuable considerations to the undersigned **ROBERT ANDREW SHOEMAKER, AN UNMARRIED MAN, WHOSE MAILING ADDRESS IS 760 COOSA COUNTY ROAD 131, GOODWATER, ALABAMA 35072**, herein referred to as Grantor, in hand paid by **MICHAEL WALLACE SHOEMAKER, WHOSE MAILING ADDRESS IS 238 BONNIE BLUE LANE, COLUMBIANA, ALABAMA 35051**, herein referred to as Grantee, the receipt whereof is hereby acknowledged, the said Grantor does hereby grant, bargain, sell and convey unto the said Grantee all his right, title and undivided one-half interest in and to the following described real estate situated in Shelby County, Alabama:


SEE ATTACHED EXHIBIT "A"

SUBJECT TO: (1) Easements, restrictions and rights of way of record; (2) Mineral rights owned by others; and (3) Rights of others in and to the use of the easement described herein as Parcel II.

The following restrictions shall apply to the Property conveyed herein:

1. The Property shall only be used for single family dwellings except as hereinafter authorized, and no apartments, commercial use or multi-family use shall be permitted.
2. Grantee shall have the right to divide parcel I up to five (5) times, however, no such division shall result in a subdivided parcel that is less than 3.3 acres and further, Grantee shall comply with all governmental regulations with respect to any future subdivision of Parcel I and bear any and all expense associated therewith.
3. Primary and secondary structures shall be allowed. Primary structures must contain a minimum of 2,750 square feet of heated and cooled area. Exterior paint colors shall be earth tones, white or off-white. No vinyl or aluminum siding shall be allowed. Secondary structures (eg., barns, stables, guest house, etc.) must be the same color as the primary structure or will be rustic and designed to blend with natural surroundings. A guest house must be a minimum of 600 square feet. Only one guest house shall be permitted per developed parcel. There shall be no more than two (2) secondary structures on any Parcel. No primary or secondary structure shall be constructed within fifty (50) feet of Parcel II.
4. No mobile homes will be allowed on any portion of the Property except that used by contractors temporarily during construction.
5. No other animals, livestock or poultry shall be kept or maintained on the Property except for dogs, cats, and other household pets.
6. The Property is a portion of a 61.5 ± acre tract (the "Tract"). The Tract has located on it a lake as depicted on Exhibit "B" attached hereto and incorporated by reference

Shelby County, AL 05/22/2020
State of Alabama
Deed Tax: \$223.00


20200522000206260 1/4 \$254.00
Shelby Cnty Judge of Probate, AL
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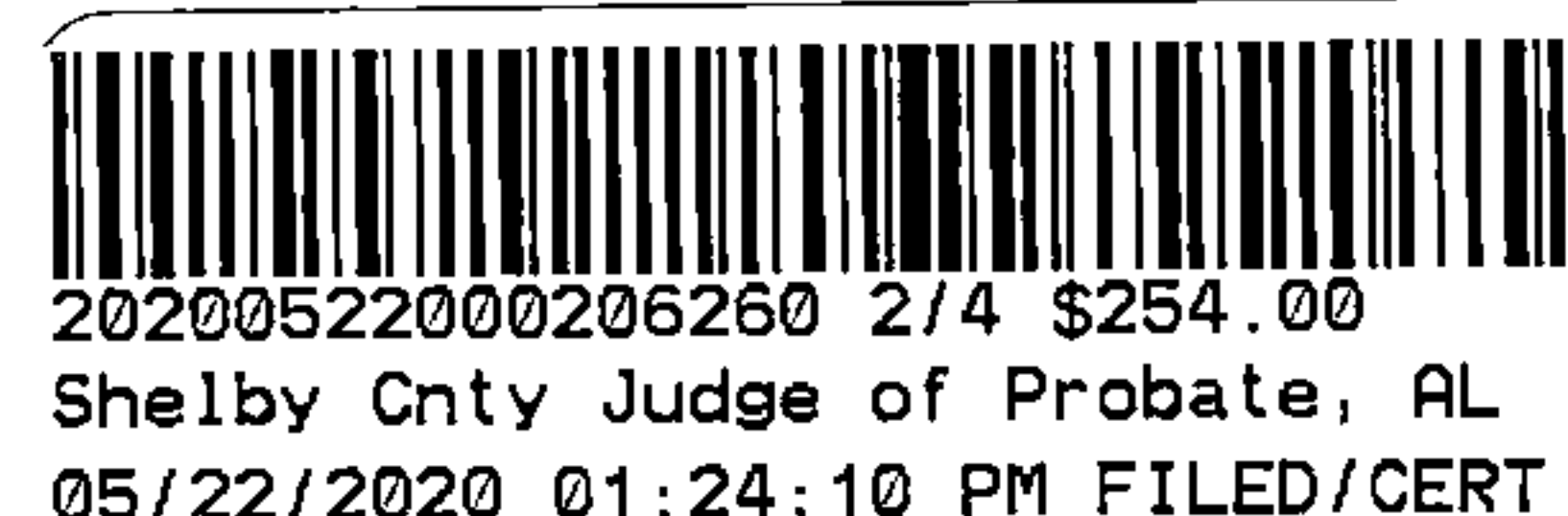
herein. The entire surface of the lake may be used by the owner of a Parcel of such owner's family, guests or invitees. Only electric motor or man powered boats may be used on the lake. Decks or piers shall be allowed. The said lake shall be maintained by the owners of the Parcels as designated from time to time by majority vote of the owners. Each owner shall have one vote for each acre owned by such owner within the Tract. Fractional votes are authorized if an owner owns fractional acres. Monetary obligation for maintenance shall be in proportion to acreage ownership. For the purpose of this restriction, an owner is defined as the record owner of the entire fee simple title to a parcel within the Tract. A Parcel is defined as any portion of the Tract. If a parcel is owned by an entity other than a natural person or persons, the vote allocated to that parcel shall be exercised by a natural person designated in writing by the entity. If two or more persons own an interest in a Parcel, the vote allocated to that parcel shall be exercised by one natural person designated in writing by the person or persons owning at least the majority interest in such Parcel.

7. Parcel II as described on Exhibit "A" attached hereto and incorporated by reference herein is the roadway accessing the Property and the Tract. That portion of the roadway within the Tract shall be maintained by the owners of Parcels within the Tract in proportion to their acreage ownership as set forth in paragraph 6 above. This proportion shall apply to decisions concerning maintenance and the obligations to pay for the same. The roadway located outside of the Tract shall be maintained by Grantor, their successors or assigns. The term "maintenance" shall only apply to maintaining the road in its current condition. Notwithstanding anything contained in this paragraph, in the event any Parcel owner or their agents, employees or invitees within the Tract causes damage to the roadway as described as Parcel II on Exhibit "A" attached hereto, such damage shall be repaired at the expense of the Parcel Owner causing such damage.
8. No nuisance or obnoxious activity shall be permitted on any Parcel.
9. No fencing shall be maintained that is chain link or barbed wire. Fencing shall only be made of wood or plastic or similar materials.
10. Satellite dishes must not be visible from Parcel II or any adjacent parcel.
11. Grantors hereby covenant and agree that the portions of the Tract not conveyed herein shall be subject to the hereinabove set out restrictions in perpetuity. Grantor shall be entitled to add up to five (5) acres to that portion of the Tract which is not Parcel I. Notwithstanding anything to the contrary contained herein, that portion of the Tract which is not in Parcel I but is south of Parcel II (the "Horse Tract") may be used for the non-commercial maintenance of horses, however, there shall be no more than one (1) horse per acre on the Horse Tract.

This property is subject to the exceptions and/or restrictions referenced in Exhibit B attached to that deed recorded at Instrument # 1996-18748.

Deed Reference: Instrument Number 20171120000418500

The preparer of this instrument has not reviewed the status of the title on this property and acts only as the drafter of the instrument.



Description provided by Grantor:

Subject to easements, encumbrances, restrictions, rights of way, covenants, encroachments, setback lines restrictions, ad valorem taxes for the current year, and agreements and all other matters of record which are applicable to the real property or that would be disclosed by an accurate survey or careful physical inspection of the above described real property.

Property Address: Acreage/Bonnie Blue Lane, Columbiana, Alabama 35051
Appraised Value: 1/2 = \$222,785.00

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: Appraisal

TO HAVE AND TO HOLD unto the Grantee, and the heirs and assigns of Grantee, forever, together with any and all remainder or reversion interest therein;

And the Grantor does for himself and for his heirs, executors and administrators, covenant with the Grantee, her heirs and assigns that he is lawfully seized in fee simple of said premises, that it is free from all encumbrances, except as herein stated, that he has a good right to sell and convey the same as is done hereby, that he will and his heirs, executors and administrators shall warrant and defend the same to the said Grantee, her heirs and assigns forever against the lawful claims of all persons except any who claim under this instrument or any matter herein stated.

Wherever used herein, the singular number shall include the plural, the plural shall include the singular, the use of any gender shall include other genders, when applicable, and related words shall be changed to read as appropriate.

IN WITNESS WHEREOF, the said Grantor has hereunto set his hand and seal on this the 8th day of MAY, 2020.

Robert Andrew Shoemaker
Robert Andrew Shoemaker

STATE OF ALABAMA §

COUNTY OF TALLADEGA §

I, the undersigned authority in and for said County, in said State, hereby certify that Robert Andrew Shoemaker, 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 this instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 8th day of May, 2020.

Man W. Henderson
Notary Public
My Commission Expires: 7/9/22

THIS INSTRUMENT PREPARED BY:
PROCTOR & VAUGHN, LLC
Post Office Box 2129
Sylacauga, Alabama 35150

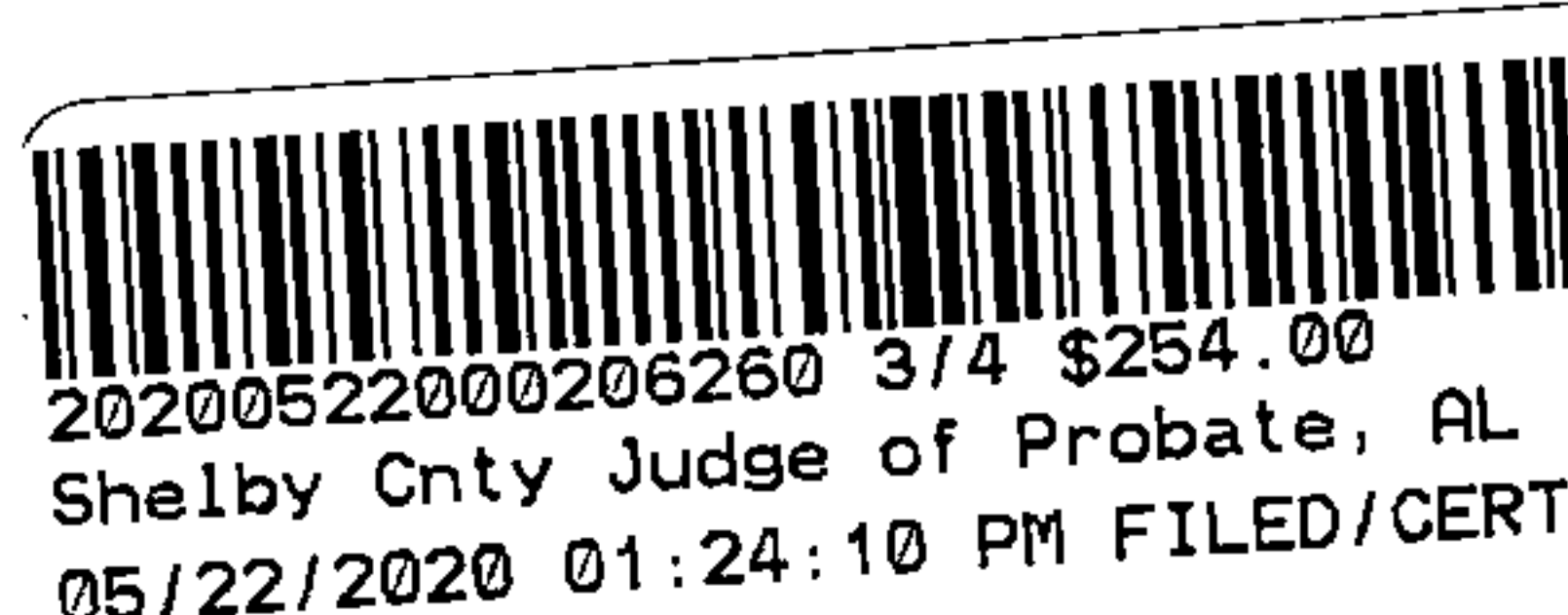


EXHIBIT "A"

Parcel I

A parcel of land in the SW 1/4 of Section 10, Township 20 South, Range 1 West, Shelby County, Alabama, described as follows:
From the accepted SW corner of the SE 1/4 of SW 1/4 of Section 10, Township 20 South, Range 1 West, being the point of beginning of herein described parcel of land, run thence East along the accepted South boundary of said SE 1/4 of SW 1/4 a distance of 704.66 feet; thence turn 90 deg. 22 min. 27 sec. left and run 582.7 feet; thence turn 44 deg. 12 min. 55 sec. left and run 516.24 feet; thence turn 44 deg. 12 min. 55 sec. right and run 190.0 feet; thence turn 54 deg. 07 min. 45 sec. left and run 324.49 feet; thence turn 08 deg. 56 min. 44 sec. left and run 149.60 feet; thence turn 27 deg. 36 min. 55 sec. right and run 105.20 feet; thence turn 96 deg. 29 min. 50 sec. left and run 237.74 feet; thence turn 46 deg. 27 min. 38 sec. left and run 1321.18 feet; thence turn 91 deg. 12 min. 30 sec. left and run 326.0 feet to the point of beginning of herein described parcel of land; being situated in Shelby County, Alabama.

Parcel II

NON-EXCLUSIVE VEHICULAR & PEDESTRIAN
50 foot Easement for Ingress and Egress and Utilities lying in Section 10, Township 20 South, Range 1 West, described as follows:
From the accepted SE corner of the NE 1/4 of SW 1/4 of Section 10, Township 20 South, Range 1 West, run thence North along the accepted East boundary of said NE 1/4 of SW 1/4 a distance of 300.0 feet; thence turn 90 deg. 35 min. 08 sec. left and run 25.0 feet to the point of beginning of the centerline of herein described 50.0 foot easement for ingress and egress and utilities; thence turn 89 deg. 24 min. 52 sec. left and run 25.0 feet along said easement centerline; thence turn 89 deg. 24 min. 52 sec. right and run 1294.28 feet along said easement centerline and the following courses; 42 deg. 01 min. 54 sec. left for 427.70 feet; 46 deg. 27 min. 38 sec. left for 850.04 feet; 82 deg. 37 min. 40 sec. left for 134.87 feet; 58 deg. 34 min. 45 sec. right for 222.83 feet; 40 deg. 44 min. 25 sec. left for 185.21 feet; 16 deg. 03 min. 40 sec. right for 143.51 feet; 44 deg. 28 min. left for 95.50 feet; 29 deg. 25 min. 45 sec. left for 213.72 feet; 15 deg. 45 min. 45 sec. right for 616.05 feet; 04 deg. 11 min. 45 sec. left for 219.55 feet; 34 deg. 37 min. 45 sec. left for 82.28 feet; 34 deg. 37 min. 46 sec. left for 849.29 feet; 00 deg. 27 min. 54 sec. left for 1305.13 feet; thence turn 02 deg. 05 min. 48 sec. right and run 308.05 feet along said easement centerline to a point in the centerline of a 50.0 foot easement for ingress and egress and utilities, known as L. D. Joseph Road; thence Easterly along the existing centerline of said L. D. Joseph Road to a point of termination of herein described easement on the Westerly boundary of Shelby County Highway No. 47.

RETAINED EASEMENT: Grantors, reserves unto themselves, their heirs, successors and assigns, a non-exclusive, perpetual easement for vehicular and pedestrian ingress and egress and utilities over and across that portion of Parcel I which is Parcel II.



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Shelby Cnty Judge of Probate, AL
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