

**MASTER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
FOR CAMDEN PARK**

KNOW ALL MEN BY THESE PRESENTS:

That Birmingham LD, LLC ("Declarant/Developer"), an Alabama limited liability company, being the owner and developer of the following-described property located in the City of Calera, Shelby County, Alabama, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO (the "Property")

said Property to be subdivided and platted in the future as phases of Camden Park Subdivision (the "Subdivision"), this Master Declaration of Covenants, Conditions and Restrictions being for the benefit of the Declarant and each successive owner of any part of the Property, the Declarant desires to impose upon the Property the following master covenant pertaining to the square footage of homes to be constructed on the Property in the future.

Minimum Square Footage. The heated and cooled square footage for any single family home construction on any Lot within the Subdivision may be at least 1000 square feet ground floor for a single story residence and 850 square feet ground floor minimum for a two story residence.

This Master Declaration may be supplemented, amended and/or replaced by the Declarant, or its successor, by filing a supplemental declaration of covenants or a replacement set of covenants, or otherwise, in the land records office at a future date.

IN WITNESS WHEREOF, Birmingham LD, LLC an Alabama limited liability company, has authority to cause these presents to be duly executed by the undersigned on this 10th day of March, 2021.

Birmingham LD, LLC

By 

Title: Manager

ACKNOWLEDGMENT

STATE OF Arkansas)
Washington COUNTY)

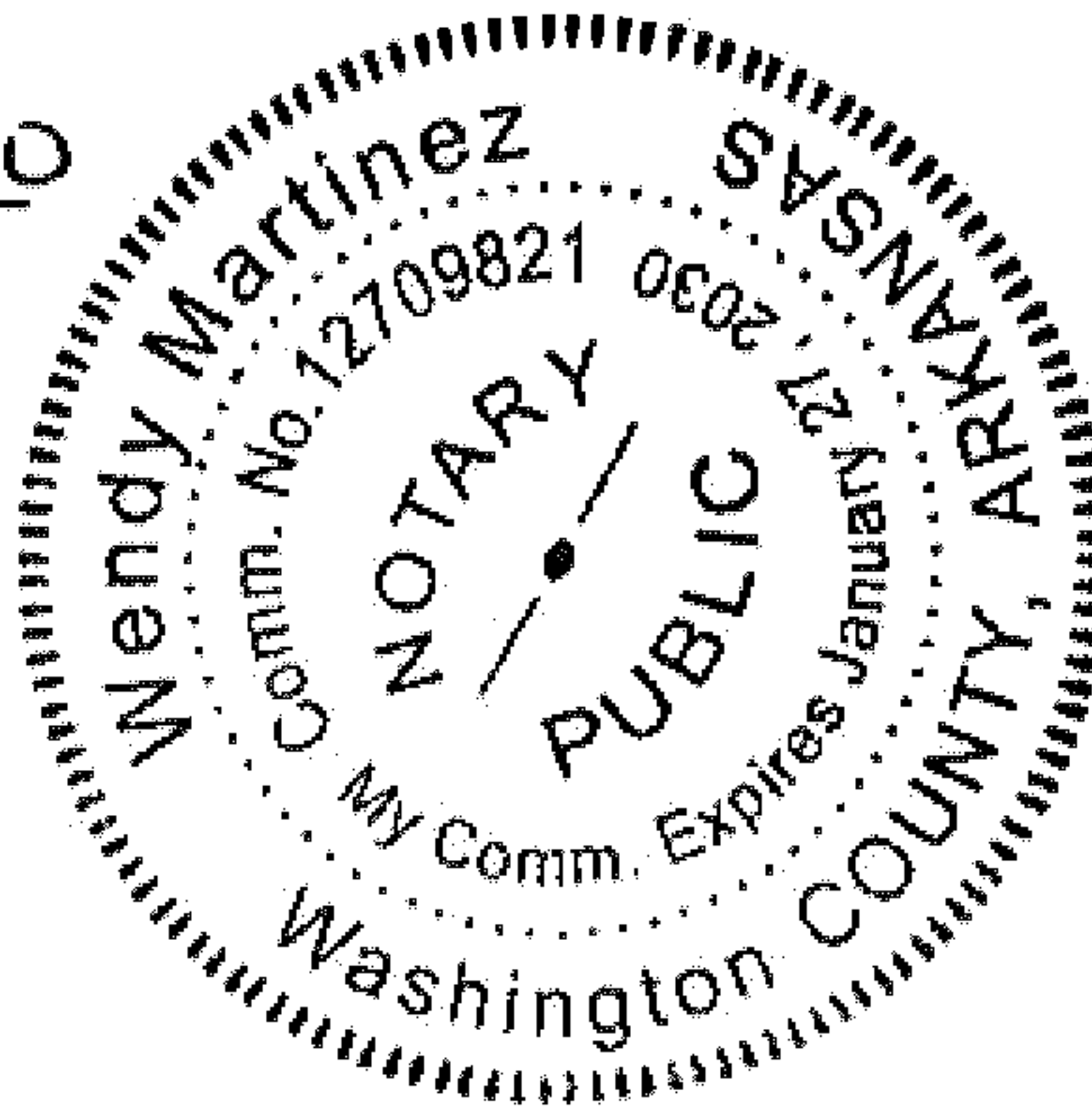
I, the undersigned, a Notary Public in and for said county in said State, hereby certify that Stephen Lux, whose name as Manager of Birmingham, AL Alabama Limited liability company is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of said Manager.

Given under my hand and official seal this 10th day of March, 2021.

W. J. Martinez
Notary Public

AFFIX SEAL

My commission expires: 1-27-30



PHASE 2 BOUNDARY DESCRIPTION

Commence at a 1" crimp top pipe in place being the Southeast corner of the Southwest one-fourth of the Southeast one-fourth of Section 17, Township 22 South, Range 2 West, Shelby County, Alabama; thence proceed North 88° 05' 41" West along the South boundary of said quarter-quarter section and along the South boundary of said Section 17 for a distance of 556.10 feet to a 5/8" rebar in place; thence proceed North 88° 10' 20" West along the South boundary of said quarter-quarter section and along the South boundary of said Section 17 for a distance of 379.59 feet to the point of beginning. From this beginning point proceed North 01° 08' 28" East for a distance of 649.79 feet; thence proceed North 88° 51' 32" West for a distance of 130.00 feet; thence proceed North 01° 08' 28" East for a distance of 207.64 feet; thence proceed North 88° 51' 32" West for a distance of 16.85 feet; thence proceed North 01° 08' 28" East for a distance of 170.00 feet; thence proceed North 88° 51' 32" West for a distance of 280.07 feet; thence proceed North 84° 21' 29" West for a distance of 115.44 feet; thence proceed North 48° 01' 42" West for a distance of 493.56 feet; thence proceed North 86° 59' 34" West for a distance of 50.00 feet; thence proceed South 03° 00' 26" West for a distance of 3.55 feet; thence proceed North 86° 59' 34" West for a distance of 120.00 feet; thence proceed South 03° 00' 26" West for a distance of 65.00 feet; thence proceed South 01° 25' 55" West for a distance of 30.86 feet; thence proceed South 03° 42' 38" East for a distance of 30.86 feet; thence proceed South 08° 58' 23" East for a distance of 27.93 feet; thence proceed South 13° 47' 22" East for a distance of 33.38 feet; thence proceed South 19° 27' 50" East for a distance of 30.66 feet; thence proceed South 24° 42' 33" East for a distance of 30.66 feet; thence proceed South 29° 57' 16" East for a distance of 30.66 feet; thence proceed South 35° 12' 00" East for a distance of 30.66 feet; thence proceed South 40° 26' 58" East for a distance of 29.23 feet; thence proceed South 45° 27' 16" East for a distance of 32.18 feet; thence proceed South 48° 01' 42" East for a distance of 455.00 feet; thence proceed South 83° 46' 08" East for a distance of 73.50 feet; thence proceed South 07° 57' 03" West for a distance of 162.51 feet; thence proceed North 79° 05' 46" West for a distance of 17.0 feet; thence proceed South 13° 51' 26" West for a distance of 170.00 feet; thence proceed South 83° 52' 11" East for a distance of 97.97 feet; thence proceed South 01° 48' 53" West for a distance of 42.14 feet; thence proceed South 42° 31' 57" West for a distance of 45.04 feet; thence proceed North 88° 11' 07" West for a distance of 188.90 feet; thence proceed South 01° 48' 53" West for a distance of 120.00 feet; thence proceed North 88° 11' 07" West for a distance of 28.65 feet; thence proceed South 01° 48' 53" West for a distance of 184.12 feet to a point on the South boundary of the Southeast one-fourth of the Southwest one-fourth of said Section 17; thence proceed South 88° 10' 20" East along the South boundary of said quarter-quarter section and along the South boundary of said Section 17 for a distance of 780.51 feet to the point of beginning.

The above described land is located in the Southeast one-fourth of the Southwest and the Southwest one-fourth of the Southeast one-fourth of Section 17, Township 22 South, Range 2 West, Shelby County, Alabama and contains 17.83 acres.

Remaining Parcel:

Commence at a 1" crimp top pipe in place being the Southeast corner of the Southwest one-fourth of the Southeast one-fourth of Section 17, Township 22 South, Range 2 West, Shelby County, Alabama, said point being the point of beginning. From this beginning point proceed South 02° 32' 07" East for a distance of 144.86 feet; thence proceed North 74° 52' 32" West for a distance of 17.05 feet; thence proceed South 19° 05' 11" West for a distance of 46.29 feet; thence proceed South 27° 00' 37" West for a distance of 46.29 feet; thence proceed South 34° 56' 03" West for a distance of 46.29 feet; thence proceed South 42° 51' 29" West for a distance of 46.29 feet; thence proceed North 43° 10' 48" West for a distance of 170.0 feet to a point on the curvature of a concave curve right having a delta angle of 11° 45' 30" and a radius of 165.0 feet; thence proceed Southwesterly along the curvature of said curve for a chord bearing and distance of South 52° 41' 57" West, 33.80 feet to the P. T. of said curve; thence proceed South

58° 34' 42" West for a distance of 66.77 feet to the P. C. of a concave curve right having a delta angle of 90° and a radius of 25.0 feet; thence proceed Northwesterly along the curvature of said curve for a chord bearing and distance of North 76° 25' 18" West, 35.36 feet to the P. T. of said curve; thence proceed North 31° 25' 18" West for a distance of 36.29 feet to the P. C. of a concave curve right having a delta angle of 11° 19' 04" and a radius of 165.0 feet; thence proceed Northwesterly along the curvature of said curve for a chord bearing and distance of North 25° 45' 47" West, 32.54 feet to the P. T. of said curve thence proceed North 80° 40' 06" East for a distance of 117.09 feet; thence proceed North 09° 19' 54" West for a distance of 260.67 feet; thence proceed North 03° 19' 27" West for a distance of 78.84 feet; thence proceed South 73° 27' 00" West for a distance of 12.38 feet; thence proceed North 19° 46' 08" West for a distance of 264.78 feet; thence proceed North 14° 22' 27" West for a distance of 30.76 feet; thence proceed North 09° 24' 31" West for a distance of 30.76 feet; thence proceed North 04° 24' 59" West for a distance of 31.08 feet; thence proceed North 01° 00' 49" East for a distance of 226.08 feet; thence proceed South 88° 51' 32" East for a distance of 25.0 feet; thence proceed North 01° 08' 28" East for a distance of 120.0 feet; thence proceed South 88° 04' 26" East for a distance of 36.73 feet; thence proceed North 02° 17' 53" East for a distance of 170.54 feet; proceed North 88° 51' 32" West for a distance of 717.02 feet; thence proceed North 88° 51' 32" West for a distance of 280.07 feet; thence proceed North 84° 21' 29" West for a distance of 115.44 feet; thence proceed North 48° 01' 42" West for a distance of 493.56 feet; thence proceed North 86° 59' 34" West for a distance of 50.00 feet; thence proceed South 03° 00' 26" West for a distance of 3.55 feet; thence proceed North 86° 59' 34" West for a distance of 120.00 feet; thence proceed South 03° 00' 26" West for a distance of 65.00 feet; thence proceed South 01° 25' 55" West for a distance of 30.86 feet; thence proceed South 03° 42' 38" East for a distance of 30.86 feet; thence proceed South 08° 58' 23" East for a distance of 27.93 feet; thence proceed South 13° 47' 22" East for a distance of 33.38 feet; thence proceed South 19° 27' 50" East for a distance of 30.66 feet; thence proceed South 24° 42' 33" East for a distance of 30.66 feet; thence proceed South 29° 57' 16" East for a distance of 30.66 feet; thence proceed South 35° 12' 00" East for a distance of 30.66 feet; thence proceed South 40° 26' 58" East for a distance of 29.23 feet; thence proceed South 45° 27' 16" East for a distance of 32.18 feet; thence proceed South 48° 01' 42" East for a distance of 455.00 feet; thence proceed South 83° 46' 08" East for a distance of 73.50 feet; thence proceed South 07° 57' 03" West for a distance of 162.51 feet; thence proceed North 79° 05' 46" West for a distance of 17.0 feet; thence proceed South 13° 51' 26" West for a distance of 170.00 feet; thence proceed South 83° 52' 11" East for a distance of 97.97 feet; thence proceed South 01° 48' 53" West for a distance of 42.14 feet; thence proceed South 42° 31' 57" West for a distance of 45.04 feet; thence proceed North 88° 11' 07" West for a distance of 188.90 feet; thence proceed South 01° 48' 53" West for a distance of 120.00 feet; thence proceed North 88° 11' 07" West for a distance of 28.65 feet; thence proceed South 01° 48' 53" West for a distance of 184.12 feet to a point on the South boundary of the Southeast one-fourth of the Southwest one-fourth of said Section 17; thence proceed North 88° 10' 20" West along the South boundary of the Southeast one-fourth of the Southwest one-fourth and along the South boundary of said Section 17 for a distance of 930.21 feet; thence proceed North 03° 02' 55" East for a distance of 2654.62 feet to a ½" open top pipe in place; thence proceed South 88° 41' 32" East for a distance of 268.27 feet to a 1 ½" open top pipe in place being located on the

Easterly boundary of a 100 foot wide Alabama Power Company easement; thence proceed South 88° 40' 06" East for a distance of 1038.91 feet to a ½" rebar in place; thence proceed South 02° 23' 34" West for a distance of 1351.76 feet to a capped rebar in place (CARR); thence proceed South 88° 51' 16" East for a distance of 1312.98 feet (set ½" rebar CA-0114-LS); thence proceed South 02° 32' 53" West for a distance of 1330.25 feet to the point of beginning.

The above described land is located in the Southeast one-fourth of the Southwest one-fourth, Northeast one-fourth of the Southwest one-fourth and the Southwest one-fourth of the Southeast one-fourth of Section 17, and the Northwest one-fourth of the Northeast one-fourth of Section 20, Township 22 South, Range 2 West, Shelby County, Alabama and contains 89.84 acres.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/10/2021 03:33:33 PM
\$34.00 CHERRY
20210310000120530

Allen S. Bayl