

Sate of Alabama
Shelby County

Covenants and Restrictions of Parcel 1, Parcel 2 and Parcel 3 along Gallups Ln in Wilsonville, AL 35186 and the legal description is attached to the full survey with said parcels.

WhereAs, the undersigned Marlin Gallups and Judy Gallups are the owners of all the following described property of parcel 1, parcel 2 and parcel 3 on the attached survey.

Now, Therefore, the undersigned does herby expressly adopt the following protective covenants, conditions and limitations for said parcels, to wit:

Each said parcel is herby subject to the following conditions, limitations and restrictions.

1. No mobile homes allowed on any parcel
2. Only one single family dwelling home per parcel
3. Single family dwelling must be a minimum of 1,800 sq. ft. exclusive of open porches.

Marlin Gallups Marlin Gallups

THE STATE OF ALABAMA
SHELBY COUNTY

I, a Notary Public, hereby certify that Marlin Gallups whose name is signed to the foregoing instrument or conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand this 5th day of JAN, A. D. 2023.

Kevin Jones

Notary Public

Print Name: Kevin Jones
My commission expires: 8-23-26





20230106000005280 2/3 \$28.00
Shelby Cnty Judge of Probate, AL
01/06/2023 11:24:01 AM FILED/CERT

Judy Gallups

Judy Gallups

THE STATE OF ALABAMA
SHELBY COUNTY

I, a Notary Public, hereby certify that Judy Gallups whose name is signed to the foregoing instrument or conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand this 5th day of JAN, A. D.
2023.

Kevin Jones

Notary Public

Print Name: Kevin Jones

My commission expires: 8-23-26



STATE OF ALABAMA
SHELBY COUNTY

I, Rodney Shifflett, a Registered Professional Land Surveyor in the State of Alabama do hereby certify that this is a true and correct plot of my survey as shown hereon. That I have been duly sworn to perform my duties as a Surveyor and that I am duly qualified to perform the same. I further certify that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards for Surveying in the State of Alabama to the best of my knowledge, information and belief, the correct legal description being as follows:

Parcel 1

Commence at the SW Corner of the NW 1/4 of the NE 1/4 of Section 15, Township 21 South, Range 1 East, Shelby County, Alabama; thence N00°15'31"W a distance of 939.50' to the POINT OF BEGINNING; thence continue N00°15'31"W a distance of 493.91'; thence S89°28'33"E a distance of 1348.99'; thence S00°04'16"E a distance of 106.07'; thence S89°35'09"E a distance of 525.76'; thence S00°50'21"W a distance of 390.85'; thence N89°24'48"W a distance of 1856.96' to the POINT OF BEGINNING.

Said Parcel containing 20.00 acres, more or less and situated in Sections 10 & 15, of in Township 21 South, Range 1 East, Shelby County, Alabama.

ALSO AND INCLUDING / SUBJECT TO an existing 22' Ingress/Egress & Utility Easement as recorded in Instrument #20151012000355590, in the Office of the Judge of Probate of Shelby County, Alabama.

Parcel 2

Commence at the SW Corner of the NW 1/4 of the NE 1/4 of Section 15, Township 21 South, Range 1 East, Shelby County, Alabama; thence N00°15'31"W a distance of 471.50' to the POINT OF BEGINNING; thence continue N00°15'31"W a distance of 468.00'; thence S89°24'48"E a distance of 1856.96'; thence S00°50'21"W a distance of 399.81'; thence N89°05'39"W a distance of 7.00'; thence S00°00'46"W a distance of 68.16'; thence N89°24'50"W a distance of 1851.90' to the POINT OF BEGINNING.

Said Parcel containing 20.00 acres, more or less.

ALSO AND INCLUDING / SUBJECT TO an existing 22' Ingress/Egress & Utility Easement as recorded in Instrument #20151012000355590, in the Office of the Judge of Probate of Shelby County, Alabama.

Parcel 3

BECON of the SW Corner of the NW 1/4 of the NE 1/4 of Section 15, Township 21 South, Range 1 East, Shelby County, Alabama, said point being the POINT OF BEGINNING; thence N00°15'31"W a distance of 471.50'; thence S89°24'50"E a distance of 1851.90'; thence S00°00'46"W a distance of 195.64'; thence S89°03'39"E a distance of 3.27'; thence S00°50'21"W a distance of 274.86'; thence N89°20'00"W a distance of 503.49'; thence N89°28'33"W a distance of 1345.48' to the POINT OF BEGINNING.

Said Parcel containing 20.00 acres, more or less.

ALSO AND INCLUDING / SUBJECT TO an existing 22' Ingress/Egress & Utility Easement as recorded in Instrument #20151012000355590 & Instrument #20210329000154550, in the Office of the Judge of Probate of Shelby County, Alabama.

I further certify that I have consulted the Federal Insurance Role Map (F.I.R.M.) Community Parcel #01117C 0430 E, Zone X, dated February 20, 2013 and found that the above described Parcel does not lie in a Flood Hazard Zone.

NOTE:

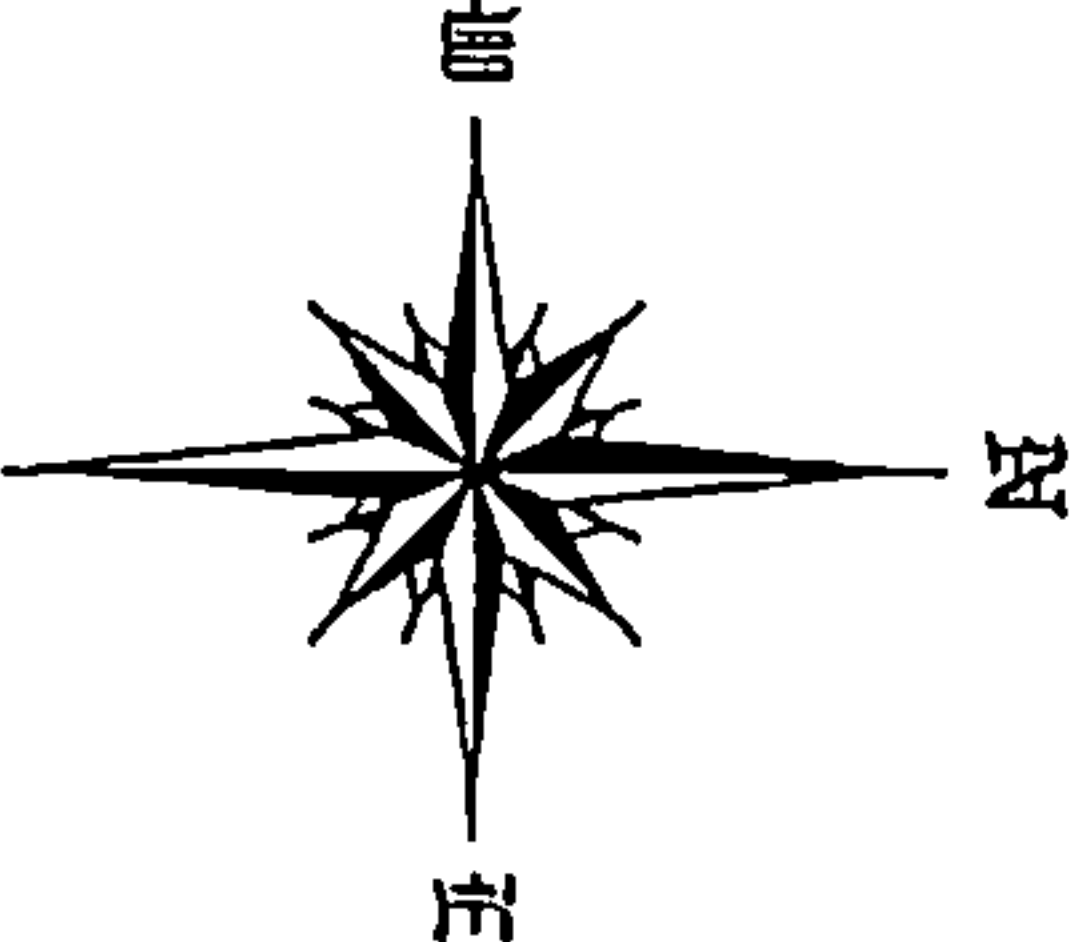
This Parcel shown and described herein may be subject to easements, Right-of-Ways, easements, zoning and restrictions that may be found in the Probate Office of said County.

According to my survey of December 13, 2022

Rodney Shifflett
Rodney Shifflett, AL #849, #21784



20230106000005280 3/3 \$28.00
Shelby Cnty Judge of Probate, AL
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ALLUPS LANE

SECTION 10

SECTION 15

CAP REBAR 365.03'

CAP REBAR

S 89°28'33" E 1348.99'

CAP REBAR

S 00°04'16" E 106.07'

NE CORNER -
NW 1/4 - NE 1/4
SEC. 15, T-21S, R-1E
SHELBY COUNTY, AL
CONCRETE MONUMENT

PARCEL 1
20.00 ACRES

S 89°24'48" E 1856.96'

POND

22' INGRESS/EGRESS & UTILITY
EASEMENT, AS REC. IN INST.
#20151012000355590

PARCEL 2
20.00 ACRES

S 89°24'50" E 1851.90'

22' INGRESS/EGRESS & UTILITY
EASEMENT, AS REC. IN INST.
#20210329000154550

PARCEL 3
20.00 ACRES

SW CORNER -
NW 1/4 - NE 1/4
SEC. 15, T-21S, R-1E

SE CORNER -
NW 1/4 - NE 1/4
SEC. 15, T-21S, R-1E