

20231207000352990 1/2 \$25.00
Shelby Cnty Judge of Probate, AL
12/07/2023 09:31:49 AM FILED/CERT

SCOTT HARRIS, M.D., M.P.H. • STATE HEALTH OFFICER

SHELBY COUNTY HEALTH DEPARTMENT

DECLARATION OF RESTRICTIVE COVENANTS

WHEREAS, Drew Stewart is the owner ("Owner") of certain real property situated in Shelby County, Alabama, as further described in Exhibit A, attached hereto and incorporated herein fully ("Property");

WHEREAS, as a condition of receiving a permit to install an engineer designed onsite sewage disposal system ("System") to serve 1222 Rock School Road, Chelsea, Alabama, 35244; the Owner is required to enter into this Declaration;

WHEREAS, the Shelby County Board of Health grants approval for the System on the condition that the Owner and its successors in title agree to be bound by these covenants.

NOW, THEREFORE, in consideration of the premises, Owner, hereby grants and conveys as encumbrances on the Property the following restrictions and covenants:

1. That the undersigned Owner, its successors, and assigns shall own, operate and maintain the system subject to the permit conditions and the provisions of Chapter 420-3-1, Alabama Administrative Code. The permit conditions may restrict the use of the lot and/or obligate the Owner to specific maintenance and reporting requirements.
2. The Owner shall not subdivide the Property in manner that would impair the operation or maintenance of the System.
3. No repair, alteration or addition will be made to the approved System without first obtaining a permit from the Shelby County Health Department.

These covenants shall run with the land and be binding on all present and future Owners until such time as the system is no longer required by the Shelby County Health Department.

Dated this the day 5 of Dec, 2023.

Health Department Permit Number: 1873

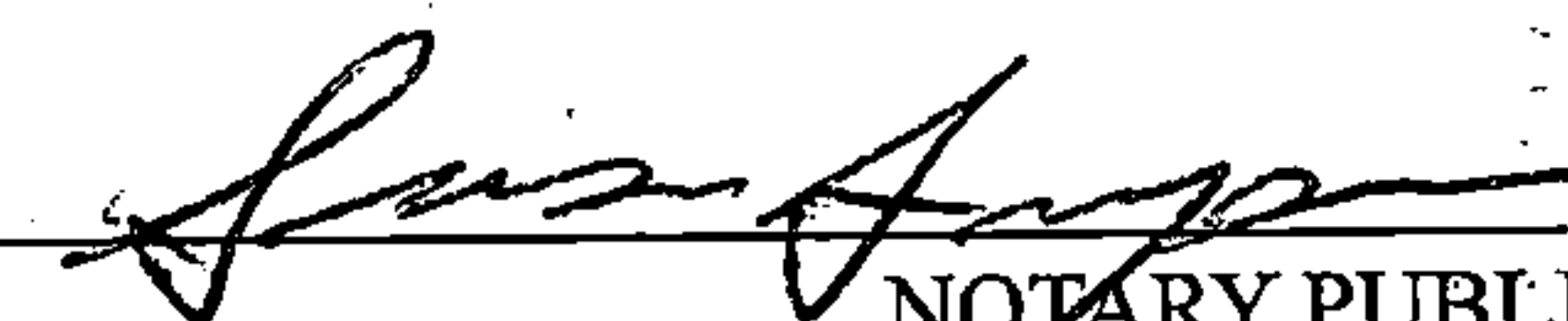
Prepared by: Lynnette Burton


Owner/Responsible Person Signature

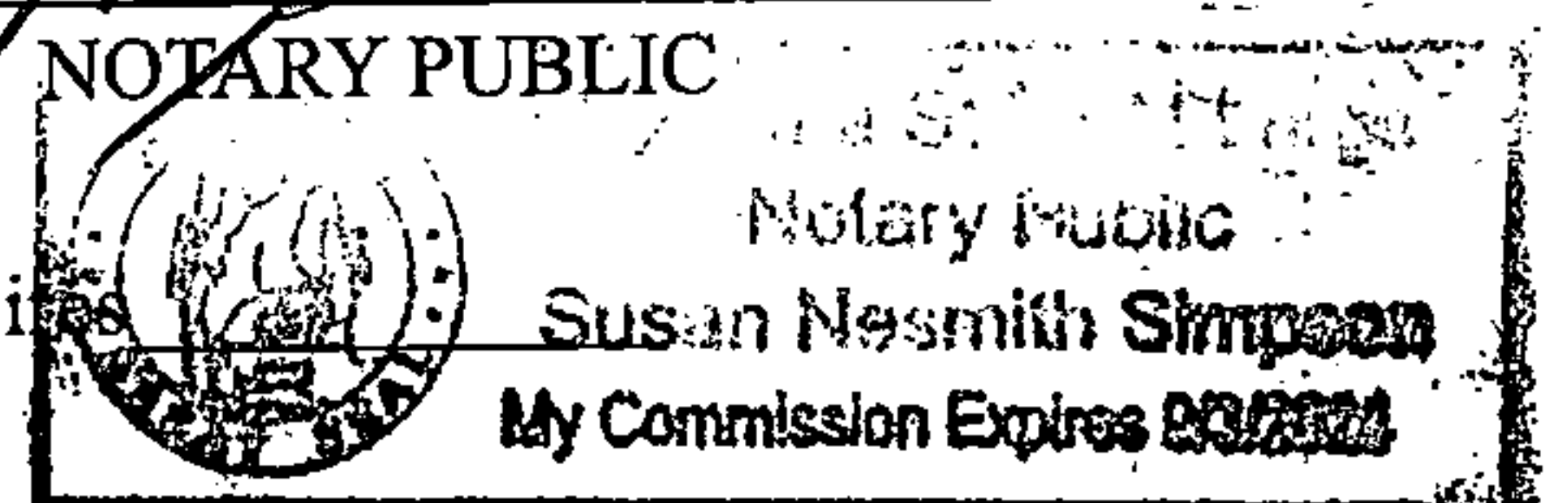

Health Officer/Authorized Representative Signature

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public, hereby certify that Drew Stewart, whose name is signed to the foregoing instrument, and who is known to me, acknowledges before me on this day, that being informed of the contents hereof, has executed the same voluntarily on the day of the same bears date. Given under my hand this 5th day of Dec, A.D. 2023.


NOTARY PUBLIC

My Commission Expires





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EXHIBIT A

From the S.W. corner of the N.E. 1/4 Section 33, Township 19 South, Range 1 East, run South along said line a distance of 684.57 feet; thence left 90 deg 42' A distance of 25.68 feet to the point of beginning; thence continue in a straight line a distance of 576.61 feet; thence right 58 deg. 28' a distance of 268.00 feet; thence left 25 deg. 03' a distance of 192.00 feet; thence left 27 deg. 10' a distance of 290.00 feet; thence left 7 deg. 11' a distance of 101.00 feet; thence left 87 deg. 10' a distance of 210.00 feet; thence right 87 deg. 10' a distance of 105.00 feet; thence left 92 deg. 50' South a distance of 62.13 feet; thence left 35 deg. 07' a distance of 193.34 feet; thence right 14 deg. 51' a distance of 62.27 feet; thence left 8 deg. 34' distance of 544.41 feet; thence left 94 deg. 29' a distance of 1181.41 feet to the beginning of the property herein described.

Situated in Shelby County, Alabama.