

STATE OF ALABAMA  
COUNTY OF SHELBY

DECLARATION OF COVENANTS AND RESTRICTIONS

WHEREAS, the undersigned, Mary F. Roensch, individual ("Roensch") and Greenbriar, LTD, an Alabama limited partnership ("Greenbriar") are the owners of property shown in attached Exhibit A (collectively the Roensch and Greenbriar Property), located in Shelby County, Alabama.

WHEREAS, the undersigned, Roensch and Greenbriar, are desirous of establishing restrictions and limitations the Roensch and Greenbriar Property for the benefit of the Patel Property.

WHEREAS, Parth R. Patel is the owner of that certain property described on the attached Exhibit B (the "Patel Property").

NOW THEREFORE, the undersigned, in consideration of the mutual covenants between Parth R. Patel, Roensch and Greenbriar and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, Roensch and Greenbriar do hereby adopt, create, establish and impose the following covenants, restrictions and limitations which shall burden the Roensch and Greenbriar Property and benefit Parth R. Patel and his heirs, successors and assigns in title to the Patel Property as follows:

The Roensch and Greenbriar Property located within a one (1) mile radius of the Patel Property shall not be used for any of the following purposes for a period of fifteen (15) years from the effective date of this instrument:

- 1. The operation of a convenience store or gas station.
- 2. The operation of any business that sells motor fuels.

IN WITNESS WHEREOF, Greenbriar, LTD, has hereunto set his signature on this 5th day of January, 2024.

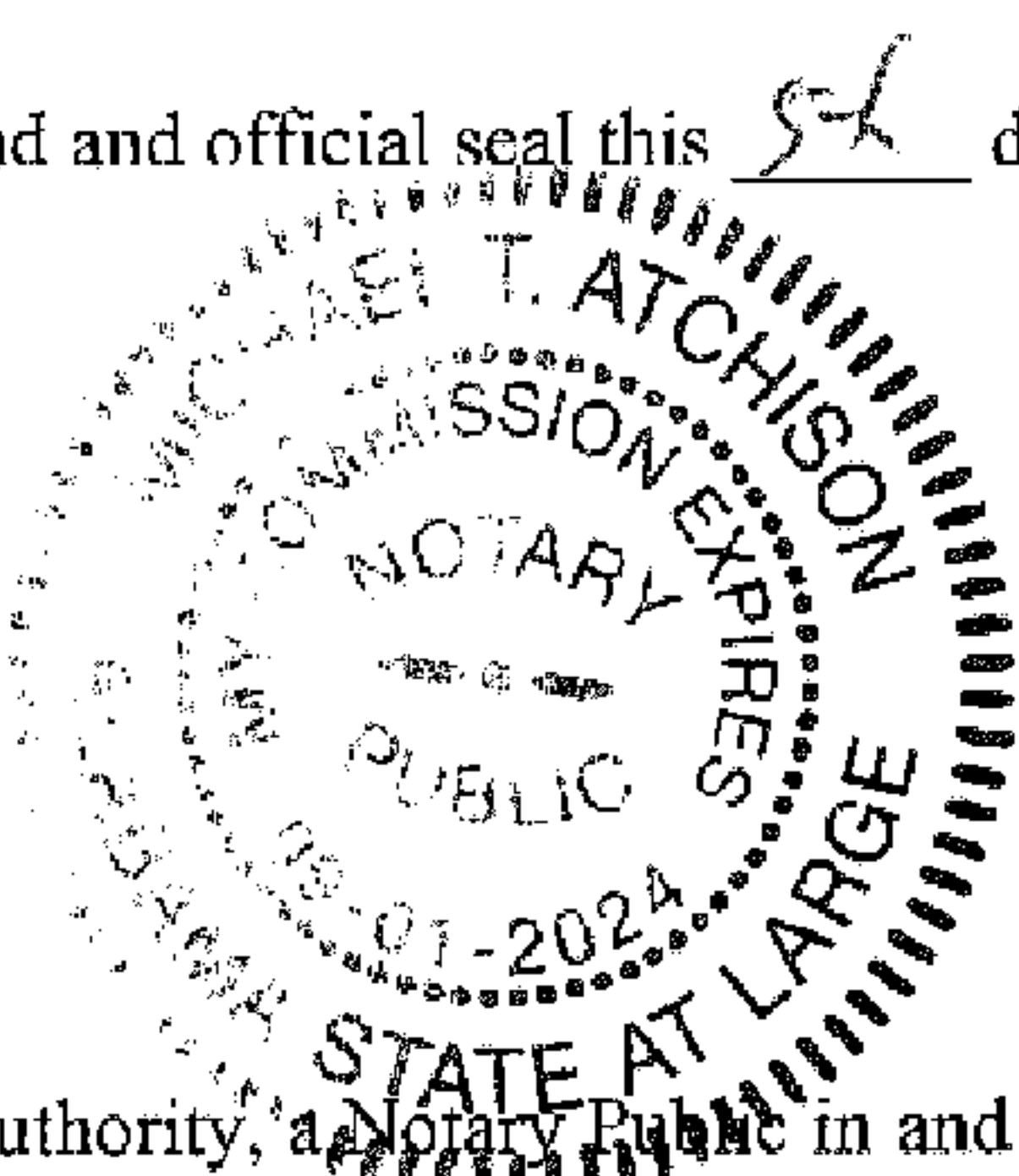
Mary F. Roensch, Individually

Greenbriar LTD  
Mary F. Roensch, President

State of Alabama  
Shelby County

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that, Mary F. Roensch as President of Greenbriar, LTD, whose name is signed to the foregoing conveyance, and who is known to me acknowledged before me on this day, that, being informed of the contents of the conveyance, she, in her capacity as such and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 5th day of January, 2024.

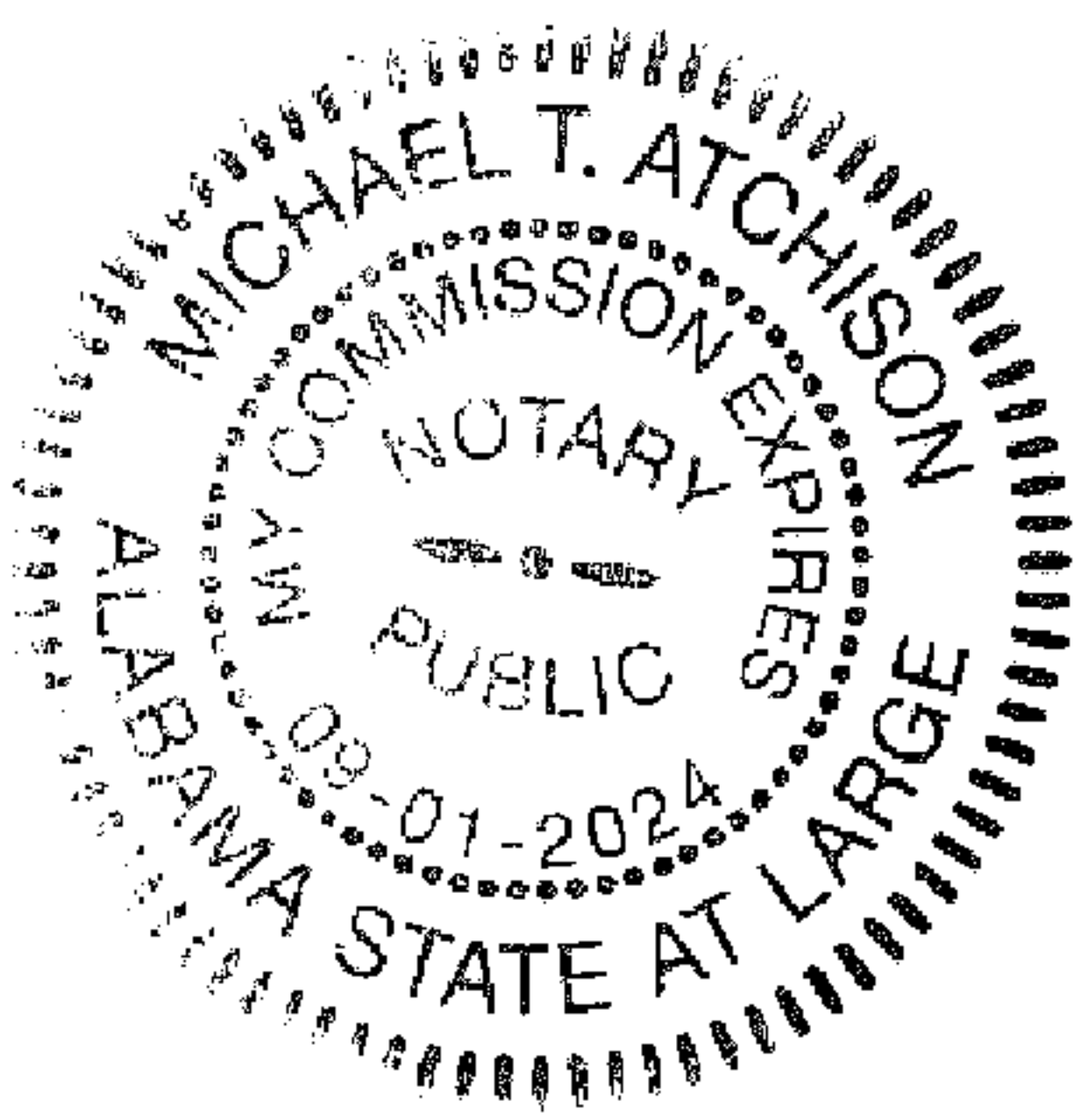


Notary Public  
My Commission Expires:

State of Alabama  
Shelby County

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that, Mary F. Roensch, whose name is signed to the foregoing conveyance, and who is known to me acknowledged before me on this day, that, being informed of the contents of the conveyance, she, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 5th day of January, 2024.



Notary Public  
My Commission Expires:

Prepared by:  
Mike T. Atchison  
101 West College St.  
Columbiana, AL 35051

**EXHIBIT A**  
**THE GREENBRIAR PROPERTY**

Parcel 13 8 33 4 001 004.000  
Parcel 23 2 04 0 001 001.006  
Parcel 13 8 33 4 001 004.001  
Parcel 13 8 334 001 002.000  
Parcel 13 8 33 4 001 001.000

EXHIBIT B  
THE PATEL PROPERTY

A parcel of land situated in the SE 1/4 of Section 33, Township 20 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

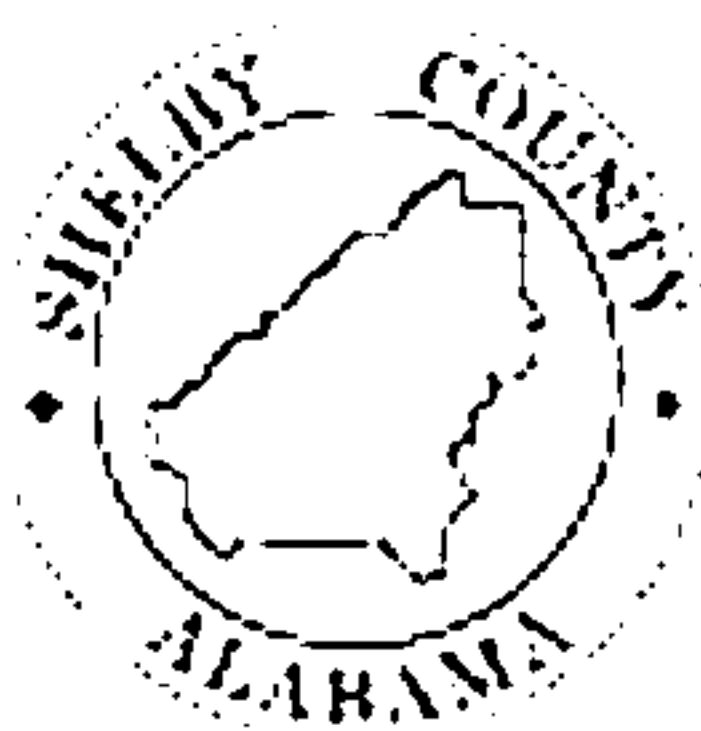
Commence at the SE corner of Section 33, Township 20 South, Range 3 West; thence N 77°42'21"W a distance of 1374.17' to the Point of Beginning; thence N 15°32'42"E a distance of 202.99'; thence N16°42'04"W a distance of 55.19'; thence N 29°20'37"W a distance of 75.74'; thence N 84°39'55"W a distance of 9.52'; thence N 00°23'06"W a distance of 16.17'; Thence N 29°20'37"W a distance of 41.24'; thence S84°39'55"E a distance of 20.07'; thence N 00°23'06 W a distance of 37.18'; thence S 76°52'18"W a distance of 37.75'; thence N 32°09'37"W a distance of 62.40'; thence N 17°00'38" W a distance of 82.83'; thence N 00°52'19"E a distance of 49.72'; thence N 21°55'45"W a distance of 34.66'; thence S 15°02'40"W a distance of 550.35'; thence S 51°21'24" E a distance of 293.76; thence N14°54'31" E a distance of 110.57' to the Point of Beginning.

ALSO:

A 20' wide easement situated in the SE 1/4 of Section 33, Township 20 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the SE corner of Section 33, Township 20 South, Range 3 West; thence N 77°42'21" W a distance of 1374.17' to the Point of Beginning; thence N 15°32'42" E a distance of 202.99'; thence N 16°42'04" W a distance of 37.48'; thence S 15°32'42" W a distance of 234.80'; thence S 14°54'31" W a distance of 101.88'; thence S 51°21'24" E a distance of 21.85'; thence N 14°54'31" E a distance of 110.57' to the point of beginning.

According to survey of William D. Callahan, Jr., RPS 28251, dated July 25, 2023.



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
01/08/2024 01:24:34 PM  
\$28.00 JOANN  
20240108000006470

*Allie S. Bayl*