

This instrument prepared by:
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Suite 160
Birmingham, AL 35223

STATE OF ALABAMA)
COUNTY OF SHELBY)

**FIRST AMENDMENT TO THE
RESTATMENT OF RESTRICTIVE COVENANTS, RESTRICTIONS AND
EASEMENTS**

THIS AMENDMENT TO THE **RESTATMENT OF RESTRICTIVE COVENANTS, RESTRICTIONS AND EASEMENTS NEW CONSTRUCTION of EAGLE POINT**, (hereinafter referred to as the "Declaration") is made as of this 24th day of January, 2024 by **Reamer Development Corporation**, an Alabama corporation (hereinafter referred to as the "Developer" or "Declarant"), who previously filed a Declaration of Protective Covenants, Conditions and Restrictions New Construction (the "Declaration") in Instrument No. 2018022200057130, in the Office of the Judge of Probate of Shelby County, Alabama, which, together with all subsequent amendments thereto, is hereinafter referred to as the "Declaration).

WHEREAS, the undersigned, Reamer Development Corporation, as Developer does hereby make the following changes to the Declaration of Covenants, Restrictions and Easements New Construction, as recorded in Instrument No. 2018022200057130, in the Office of the Judge of Probate of Shelby County, Alabama;

NOWHEREFORE, pursuant to rights to Amend the Declaration in paragraph 4 on page 8 of the Declaration, the Declarant does, upon the recording hereof, declare and hereby amend the following Articles of the Declaration:

1. Paragraph 12 entitled "Street Access" is hereby amended to grant its consent to S & C Family Partnership, Ltd., its successors and assigns, that the following described property may be used for the purpose of extending any public or private road, street or alley or to provide a means of access to any other real property situated adjacent to or in close proximity with the property, to-wit:

Lot 7, according to the survey of Eagle, 12th Sector, Phase I, as recorded in Map Book 22, Page 43 A& B, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama (hereinafter referred to as "Lot 7").

2. Further, the Developer agrees that should S & C Family Partnership, Ltd., its successors and assigns, desire to add additional property to Lot 7, the Developer



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grants its consent to adding property to Lot 7 increasing its size and filing a new record Plat with the Shelby County Planning Commission.

All other terms and conditions of the Declaration shall remain in full force and effect unaltered.

Declarant hereby declares that said provisions of the Original Declaration as so amended shall run with the land and be binding upon, and shall inure to the benefit of, the Subject property and all parties having or acquiring any right, title or interest in and to the Subject property or any part thereof, and their successors in interest.

IN WITNESS WHEREOF, the undersigned have duly executed this Amendment to the Declaration as of the date first above written.

Developer

Reamer Development Corporation,
an Alabama corporation

By:


John G. Reamer, Jr.

Its:

President

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that John G. Reamer, Jr., whose name as President of Reamer Development Corporation, an Alabama corporation, 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 the instrument, he, as such Officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and seal of office this the 24th day of January, 2024.




Notary Public

My Commission Expires: 6/2/2027.