

SEVENTH AMENDMENT

TO

DECLARATION OF CONDOMINIUM

OF BEAUMONT VILLAGE CONDOMINIUM

Dated: 7/31/2023

**This instrument prepared by:
Travis McCormick
The McCormick Firm, P.L.L.C.
2100 Providence Park Suite 200
Birmingham, AL 35242**

STATE OF ALABAMA)
)
SHELBY COUNTY)

THIS SEVENTH AMENDMENT to the Declaration of Condominium of Beaumont Village Condominium is made this 31st day of July, 2023 by BEAUMONT VILLAGE, LLC, an Alabama limited liability company (the Association), for the purpose of amending the Declaration of Condominium of Beaumont Village Condominium recorded in the Office of the Judge of Probate of Shelby County, Alabama at Instrument Number 20080328000126220 on March 28, 2008 as amended by that First Amendment to Declaration of Condominium of Beaumont Village recorded in the Office of the Judge of Probate of Shelby County, Alabama at Instrument Number 20090612000225320 on June 12, 2009 as further amended by that Second Amendment to Declaration of Condominium of Beaumont Village recorded in the Office of the Judge of Probate of Shelby County, Alabama at Instrument Number 201009100000295330 on September 10, 2010 as further amended by that Third Amendment to Declaration of Condominium of Beaumont Village recorded in the Office of the Judge of Probate of Shelby County, Alabama at Instrument Number 20110527000157160 on May 27, 2011 as further amended by that Fourth Amendment to Declaration of Condominium of Beaumont Village recorded in the Office of the Judge of Probate of Shelby County, Alabama at Instrument Number 20140827000269290 on August 27, 2014 and further amended by that Fifth Amendment to Declaration of Condominium of Beaumont Village recorded in the Office of the Judge of Probate of Shelby County, Alabama at Instrument Number 20151222000435610 on December 22, 2015 and further amended by that Sixth Amendment to Declaration of Condominium of Beaumont Village recorded in the Office of the Judge of Probate of Shelby County, Alabama at Instrument Number 20181107000394170 on November 7, 2018 (the Declaration) and reflecting the amendment of the Plan as recorded in Map Book 39, Page 129 on March 28, 2008 in the Office of the Judge of Probate of Shelby County, Alabama and amended by First Amended Condominium Plat of Beaumont Village Condominium recorded in Map Book 41, Page 31 in the Office of the Judge of Probate of Shelby County, Alabama as amended by Second Amended Condominium Plat of Beaumont Village Condominium recorded in Map Book 42, Page 6 in the Office of the Judge of Probate of Shelby County, Alabama, as further amended by the Third Amended Condominium Plat of Beaumont Village Condominium recorded in Map Book 38, Page 121 in the Office of the Judge of Probate of Shelby County, Alabama, as further amended by the Fourth Amended Condominium Plat of Beaumont Village Condominium recorded in Map Book 44, Page 51 in the Office of the Judge of Probate of Shelby County, Alabama as further amended by the Fifth Amended Condominium Plat of Beaumont Village Condominium recorded as Instrument Number 20151222000435610 in the Office of the Judge of Probate of Shelby County, Alabama to Correct the Sixth Amendment to Declaration of Condominium of Beaumont Village Condominium received in the Office of the Judge of Probate of Shelby County, Alabama at Instrument Number 201811010000386930 on November 1, 2018 (the "Plan").

WITNESSETH

WHEREAS, the Declaration and Plan were filed for the purpose of establishing a plan of condominium ownership for certain real property situated in Shelby County, Alabama;

WHEREAS, the Developer desires to amend the Declaration pursuant to Article III, Section 3.02 of the Declaration to add a portion of the Additional Property as described on Exhibit A attached hereto containing one building containing 1 Unit and certain Common Elements to the Condominium in the location as shown on the amended Plan recorded in the Office of the Judge of Probate of Shelby County, Alabama in Map Book 44, Page 51; and

WHEREAS, the Developer desires to amend and restate Exhibit AES attached to the Declaration to reflect the reallocation of the Common Element ownership interests, the Common Expense liability and the votes as shown on Exhibit C attached hereto.

NOW THEREFORE, upon recording hereof, Developer does hereby and amend the Declarations as follows:

The Developer, pursuant to Article III, Section 3.02 of the Declaration, does hereby amend the Declaration to add a portion of the Additional Property as set forth on Exhibit A attached hereto containing one building containing 1 Units and certain Common Elements to the Condominium in the location as shown on the amended Plan recorded in the Office of the Judge of Probate of Shelby County, Alabama in Map Book 44, Page 51, a copy of which is attached hereto as Exhibit B.

The Developer does hereby amend and restate Exhibit AES attached to the Declaration to re-allocate the Common Element ownership interests, Common Expense liability and votes as set forth on Exhibit AC attached hereto.

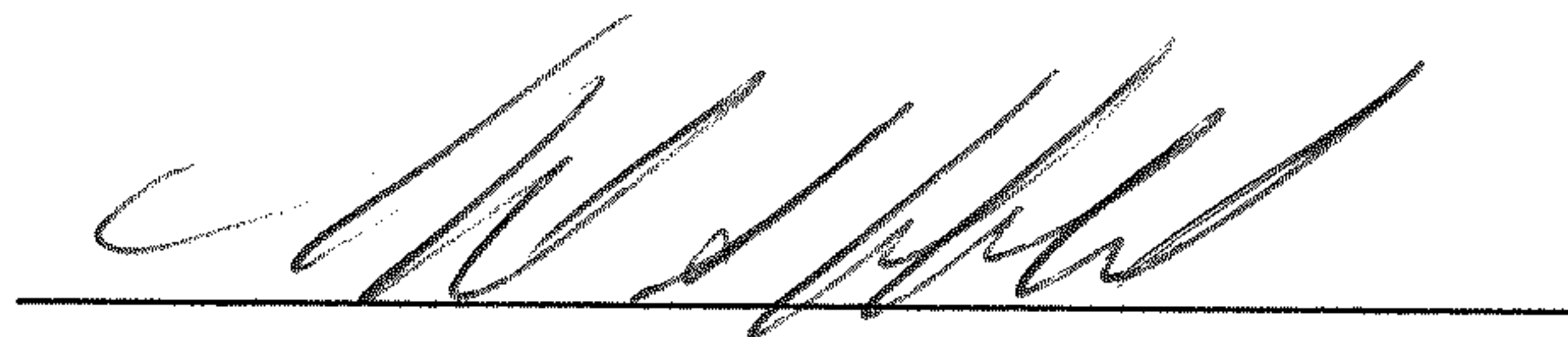
It is the intention of the Developer that the provisions of this Seventh Amendment to Declaration are severable, so that if any provision is invalid or void under any applicable federal, state or local law or ordinance, decree, order, judgment or otherwise, the remainder shall be unaffected thereby.

This Seventh Amendment to Declaration has been executed by the undersigned and filed in the Office of the Judge of Probate of Shelby County, Alabama for the purposes stated above. Except for the aforesaid, the terms and conditions of the Declaration shall continue to be in full force and effect without any other changes whatsoever.

Capitalized terms as used herein shall have the same meaning as they are defined in the Declaration, unless the context clearly indicates a different meaning therefore.

IN WITNESS WHEREOF, the Developer has executed this Seventh Amendment to Declaration on this 29 day of December, 2023.

BEAUMONT VILLAGE, LLC, an
Alabama limited liability company



By: Mike S. Whitcomb
Its: Manager

STATE OF ALABAMA)
SHELBY COUNTY)

I, Deborah G. Leonard a Notary Public in and for said County in said State, hereby certify that Mike S. Whitcomb, a Manager of **BEAUMONT VILLAGE, LLC**, an Alabama limited liability company, is signed to the foregoing Fourth Amendment to Declaration, and who is known to me, acknowledged before me on this day that, being informed of the contents of the Fifth Amendment to Declaration, he, in his capacity as such duly authorized Manager, executed the same voluntarily on the day the same bears date.

Sworn to and subscribed before me this the 29 day of December, 2023.

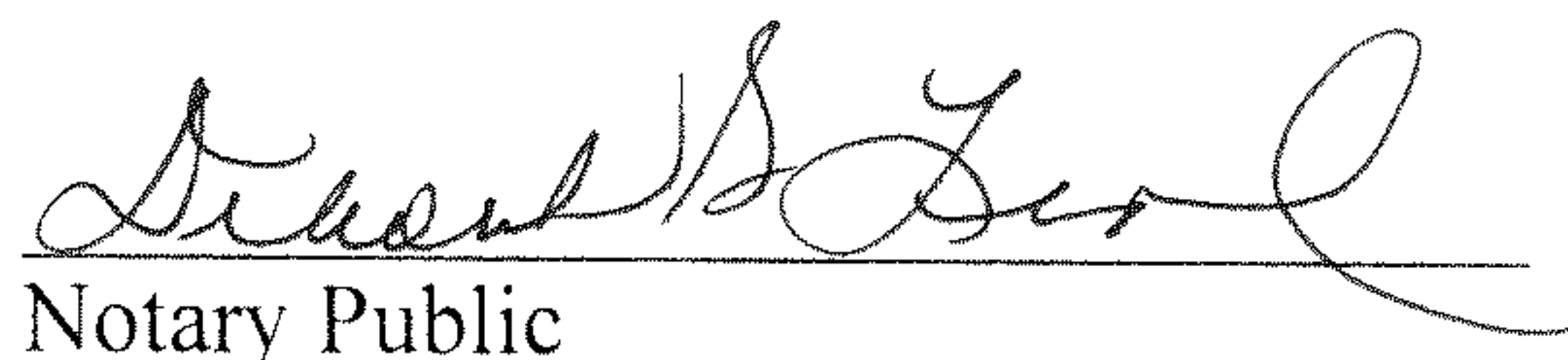

Notary Public

EXHIBIT A

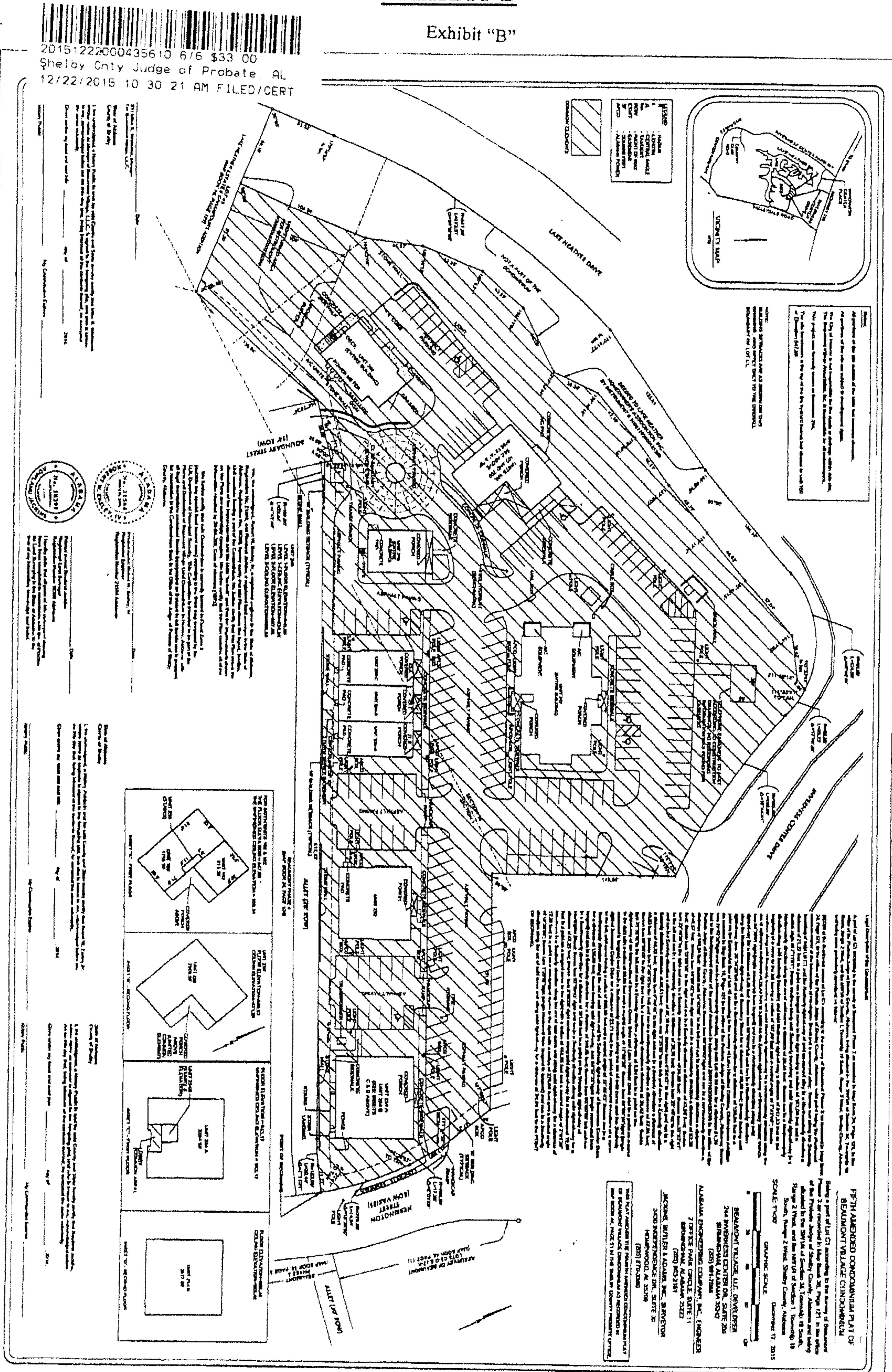
A part of Lot C1 according to the survey of Beaumont Phase 3 as recorded in Map Book 38, Page 121, in the office of the Probate Judge of Shelby County, Alabama, being situated in the SW 1/4 of Section 36, Township 18 South, Range 2 West, and the NW1/4 of Section 1, Township 19 South, Range 2 West, Shelby County, Alabama, and being more particularly described as follows:

Begin at the southeast corner of Lot C1 according to the survey of Beaumont Phase 3 as recorded in Map Book 38, Page 121, in the office of the Probate Judge of Shelby County, Alabama, said point being the Northwest common corner of the intersection of Herrington Street and a un-named alley; thence run along the Southerly boundary of said Lot C1 and the northerly right of way of said un-named alley in a Northwesterly direction a distance of 21.27 feet to a point on a tangent curve to the right having a radius of 163.00 feet and a central angle of 7 degrees 11 minutes 01 seconds; thence continue along said Southerly boundary and said Northerly right of way in a Northwesterly direction along the arc of said curve a distance of 20.44 feet; thence run in a Northwesterly direction along said Southerly boundary and said Northerly right of way a distance of 517.13 feet to the beginning of a curve to the left having a radius of 187.00 feet and a central angle of 7 degrees 47 minutes 46 seconds; thence continue along said Southerly boundary and said Northerly right of way in a Northwesterly direction along the arc of said curve a distance of 25.44 feet to a point on the Eastern right of way of Boundary Street; thence turn 84 degrees 39 minutes 01 seconds right (angle measured from tangent) and run in a Northeasterly direction along said right of way for a distance of 8.48 feet; thence turn 90 degrees 00 minutes 00 seconds left and run in a Northwesterly direction along the Northeastern right of way of Boundary Street for a distance of 50.00 feet; thence having said right of way, turn 35 degrees 34 minutes 26 seconds left and run in a Southwesterly direction for a distance of 130.04 feet to a point on the Eastern lot line of Lot 45 according to the survey of Lake Heather Estates, Givianpours Addition, as recorded in Map Book 16, Page 121 in the Office of the Probate Judge of Shelby County, Alabama; thence turn 70 degrees 57 minutes 30 seconds right and run in a Northwesterly direction, along said Lot 45 lot line for a distance of 91.30 feet to the southernmost corner of the parcel described in Instrument 20081103000425350 in the office of the Probate Judge of Shelby County, Alabama; thence turn 90 degrees 00 minutes 00 seconds right and run in a northeasterly direction a distance of 108.94 feet; thence turn 14 degrees 43 minutes 06 seconds to the left and run in a northeasterly direction a distance of 46.57 feet; thence turn 14 degrees 09 minutes 42 seconds to the right and run in a northeasterly direction a distance of 52.28 feet; thence turn 19 degrees 06 minutes 59 seconds to the right and run in a Easterly direction a distance of 43.59 feet; thence turn 22 degrees 48 minutes 56 seconds to the right and run in a Easterly direction a distance of 56.09 feet; thence turn 37 degrees 52 minutes 41 seconds to the left and run in a northeasterly direction a distance of 38.36 feet; thence turn 23 degrees 49 minutes 42 seconds to the right and run in a Easterly direction a distance of 47.10 feet; thence turn 4 degrees 24 minutes 42 seconds to the right and run in a Easterly direction a distance of 46.51 feet; thence turn 3 degrees 35 minutes 07 seconds to the left and run in a Easterly direction a distance of 48.22 feet; thence turn 0 degrees 44 minutes 46 seconds to the right and run in a Easterly direction a distance of 48.63 feet; thence turn 2 degrees 46 minutes 15 seconds to the left and run in a northeasterly direction a distance of 57.04 feet; thence turn 35 degrees 08

minutes 40 seconds to the right and run in a southeasterly direction a distance of 36.42 feet; thence turn 31 degrees 56 minutes 18 seconds to the left and run in a Easterly direction a distance of 9.84 feet to a point on the right of way of the intersection of Inverness Center Drive and Lake Heather Drive and to a point on a curve to the right with a radius of 86.00 feet and a central angle of 17 degrees 08 minutes 26 seconds; thence turn 64 degrees 06 minutes 19 seconds right (angle measured to tangent) and run in a southeasterly direction along the arc of said curve and the Southerly right of way of Inverness Center Drive for a distance of 25.73 feet to the point of curvature of a reverse curve to the left, said curve having a radius of 505.00 feet and a central angle of 36 degrees 26 minutes 54 seconds; thence run in a southeasterly direction along the arc of said curve and the southerly right of way of Inverness Center Drive for a distance of 321.25 feet to the point of curvature of a reverse curve to the right having a radius of 25.00 feet and a central angle of 83 degrees 03 minutes 11 seconds; thence run in a southerly direction along the arc of said curve and the westerly right of way of Herrington Street for a distance of 36.24 feet to the point of curvature of a reverse curve to the left having a radius of 345.50 feet and a central angle of 05 degrees 48 minutes 55 seconds; thence continue in a southerly direction along the arc of said curve and said westerly right of way for a distance of 35.07 feet to a compound curve to the left having a radius of 195.50 feet and a central angle of 12 degrees 52 minutes 17 seconds; thence continue in a southerly direction along the arc of said curve and along said westerly right of way for a distance of 43.62 feet; thence turn 17 degrees 53 minutes 28 seconds left, as measured from the tangent of the preceding curve, and continue in a southeasterly direction along said right of way. for a distance of 47.25 feet; thence turn 8 degrees 08 minutes 08 seconds right and continue along said right of way for a distance of 12.69 feet to a point on a tangent curve to the right with a radius of 488.50 feet and a central angle of 2 degrees 01 minutes 28 seconds, thence run in a southerly direction along the arc of said curve and along said right of way for a distance of 17.26 feet, to a point on a non-tangent curve to the right with a radius of 275.00 feet and a central angle of 15 degrees 36 minutes 50 seconds; thence turn 1 degree 29 minutes 57 seconds right (angle measured from tangent to tangent) and run in a southerly direction along the arc of said curve and along said right of way for a distance of 74.94 feet to the POINT OF BEGINNING;

EXHIBIT B

Exhibit "B"



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/15/2024 11:57:42 AM
\$46.00 PAYGE
20240215000038600

Allen S. Boyd

