



20240910000280220 1/3 \$28.00
Shelby Cnty Judge of Probate, AL
09/10/2024 10:17:35 AM FILED/CERT

**RESTRICTIVE COVENANTS FOR CERTAIN PROPERTY OWNED BY DEERWOOD
LAKE LAND COMPANY SHELBY COUNTY, ALABAMA**

WHEREAS, Deerwood Lake Land Company ("Deerwood Lake"), an Alabama non-profit corporation, is the owner of certain real estate situated in Shelby County, Alabama, being all of that property ("property") set out and described as follows, to wit:

Commence at a wagon beam in place being the Southeast corner of Section 18, Township 19 South, Range 2 East, Shelby County, Alabama, said point being the point of beginning. From this beginning point proceed South 89° 27' 42" West along the South boundary of said Section 18 for a distance of 1282.10 feet to an iron post in place, said point being the Southwest corner of the Southeast one-fourth of the Southeast one-fourth of said Section 18; thence proceed North 01° 17' 42" West along the West boundary of said quarter-quarter section for a distance of 1329.217 feet to a 3" capped pipe in place, said point being the Northwest corner of said quarter-quarter section and said point also being the Southwest corner of the Northeast one-fourth; thence proceed North 01° 19' 31" West along the West boundary of said Northeast one-fourth of the Southeast one-fourth for a distance of 1330.62 feet to a 3" capped pipe in place; thence proceed North 89° 47' 36" East along the North boundary of said quarter-quarter section for a distance of 1299.64 feet to a ½ rebar in place (Wegand), said point being the Northeast corner of said Northeast one-fourth of the Southeast one-fourth; thence proceed South 00° 56' 03" East along the East boundary of said Section 18 for a distance of 2652.09 feet to the point of beginning.

The above-described land is located in the Northeast one-fourth of the Southeast one-fourth and the Southeast one-fourth of the Southeast one-fourth of Section 18, Township 19 South, Range 2 East, Shelby County, Alabama and contains 78.69 acres, subject to Colonial Gas Pipeline easement.

LESS AND EXCEPT

A parcel of land located in the Northeast one-quarter of the Southeast one-quarter of Section 18, Township 19 South, Range 2 East, Shelby County, Alabama being more particularly described as follows:

COMMENCE at a found wagon yoke marking the Southeast corner of Section 19, Township 19 South, Range 2 East; thence run North 00 degrees 56 minutes 47 seconds West along the East line of Section 18 for a distance of 1,745.94 feet to a set capped rebar stamped CA-560LS lying on the East line of Section 18 marking the POINT OF BEGINNING of the parcel herein described; thence leaving the East line of Section 18 run South 89 degrees 45 minutes 30 seconds West for a distance of 1,293.31 feet to a set capped rebar stamped CA-560LS lying on the West line of the Northeast one-quarter of the Southeast one-quarter of sold Section 18; thence run North 01 degrees 20 minutes 45 seconds West along said West line for a distance of 907.33 feet to found 3 inch capped pipe marking the Northwest corner of the Northeast one-quarter of the Southeast one-quarter of said Section 18; thence run North 89 degrees 45 minutes 30 seconds East along the North line of said Northeast one-quarter for a distance of 1,299.64 feet to a found



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capped rebar stamped LDW marking the Northeast corner of the Northeast one-quarter of the Southeast one-quarter of said Section 18; then run South 00 degrees 56 minutes 47 seconds East along said East line for a distance of 907.24 feet to the POINT OF BEGINNING. Said parcel contains 1,176,120 sq. feet or 27.00 acre(s), more or less.

WHEREAS the said Deerwood Lake desires to subject to certain restrictions and limitations as to the use and ownership of the property.

NOW, THEREFORE, PREMISES CONSIDERED, the undersigned, Deerwood Lake, an Alabama non-profit corporation, pursuant to a meeting of the members of Deerwood Lake Land Company, does hereby adopt the following restrictions, conditions, and limitations as to the use of the said property, which restrictions, conditions and limitations shall inure to the benefit of and shall be binding upon the use and ownership of the property:

PROHIBITION OF DEVELOPMENT: No development of any kind, whether residential, commercial, or recreational, shall be allowed on the property. There may be no residential or commercial use of the property. No building shall be erected, placed, or permitted to remain on the property.

PROHIBITION OF SUBDIVISION: The property may not be subdivided into smaller lots or parcels without the express written consent of Deerwood Lake. The property is subject to the Articles of Incorporation, By-Laws, and rules and regulations of the said Deerwood Lake Land Company as they presently exist and as they may from time to time be modified, altered, or changed in any way.

TERM: These covenants are to run with the land and shall be binding on all parties and all persons claiming under them for a period of twenty-five years from the date these covenants are recorded, after which time said covenants shall be automatically extended for successive periods of ten years unless an instrument is signed by agreeing to change said covenants in whole or in part.

AMENDMENT: Deerwood Lake reserves the right to amend or alter these covenants at such times as it is deemed in its best interest.

ENFORCEMENT: Enforcement shall be by proceedings at law or in equity against any persons violating or attempting to violate any covenant either to restrain violation or to recover damages.

SEVERABILITY: Invalidation of any one of these covenants by judgment or court order shall in no way affect any of the other provisions which shall remain in full force and effect.



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IN WITNESS WHEREOF, Deerwood Lake, an Alabama non-profit corporation, has caused these presents to be executed by its president on this 20 day of July, 2024.

WITNESS:

Mark S Boardman

DEERWOOD LAKE
an Alabama non-profit corporation

By: *Elmer W Baker*
Its: *President*

This document prepared by:

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