

20240910000280270 1/2 \$26.00
Shelby Cnty Judge of Probate, AL
09/10/2024 10:39:10 AM FILED/CERT

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

SHELBY COUNTY HEALTH DEPARTMENT

DECLARATION OF RESTRICTIVE COVENANTS

WHEREAS, George Shaw Jr 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 610 Prestwick Dr, Hoover, 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.

Health Department Permit Number: 13750

Prepared by: Andrew Locks

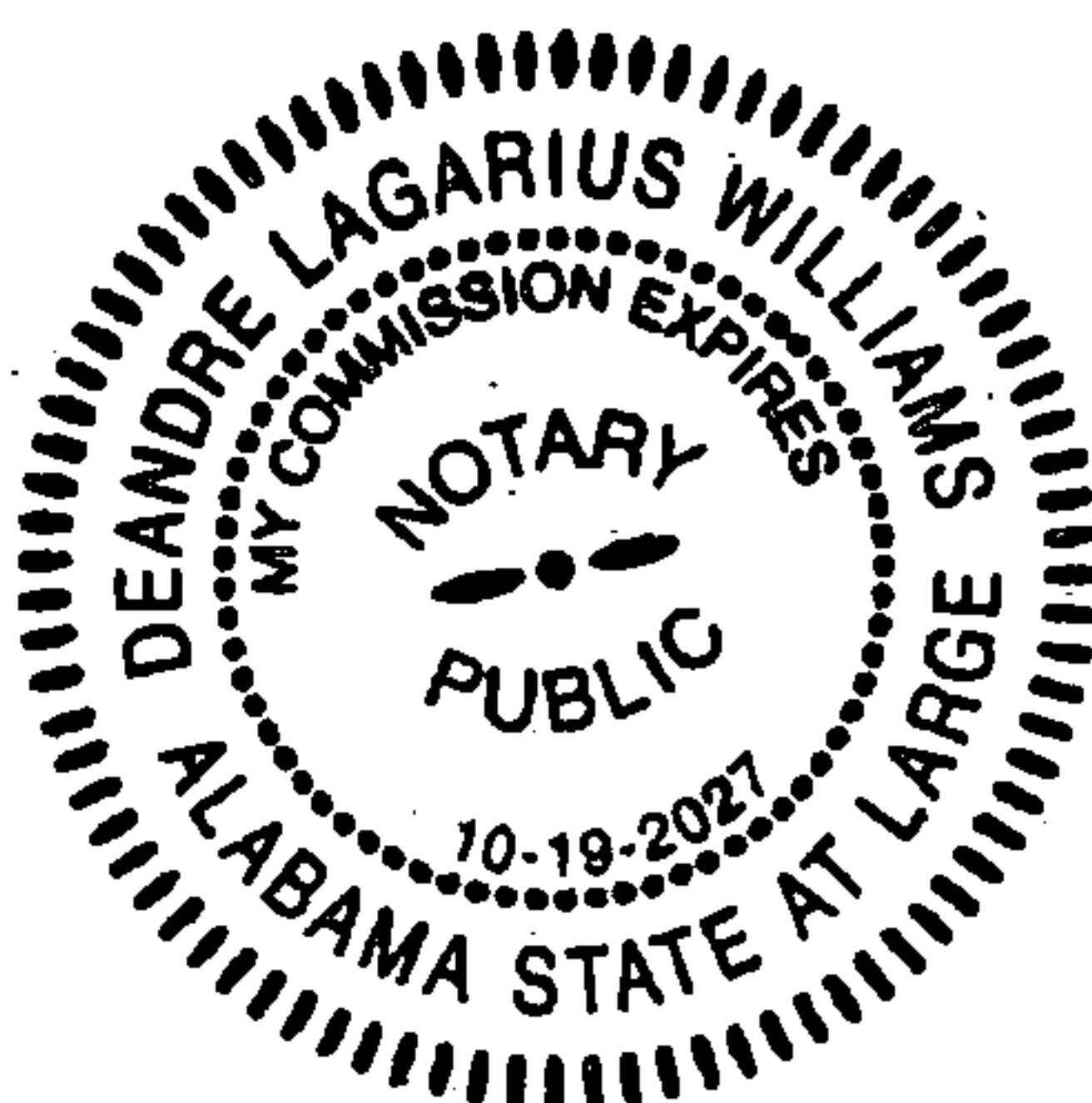
STATE OF ALABAMA
COUNTY OF SHELBY

Dated this the day 10th of September, 2024.

George W. Shaw Jr.
Owner/Responsible Person Signature

[Signature]
Health Officer/Authorized Representative Signature

I, the undersigned Notary Public, hereby certify that George Wayne Shaw Jr, 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 10 day of September, A.D. 2024



[Signature]
NOTARY PUBLIC

My Commission Expires 10-19-2027



20240910000280270 2/2 \$26.00
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20200916000413840
09/16/2020 09:16:20 AM
DEEDS 1/3

Send tax notice to:

GEORGE W SHAW, JR
610 PRESTWICK DRIVE
HOOVER, AL, 35244

This instrument prepared by:

Charles D. Stewart, Jr.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA
Shelby COUNTY

2020736T

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Sixty Thousand and 00/100 Dollars (\$160,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **PHYLLIS M DOBBS and DANNY R DOBBS, WIFE AND HUSBAND and MICHAEL L CLARDY, A SINGLE INDIVIDUAL** whose mailing address is: 220 MASWOOD CIRCLE, BIRMINGHAM, AL 35244 (hereinafter referred to as "Grantors") by **GEORGE W SHAW, JR and DONNA SHAW** whose property address is: 610 PRESTWICK DRIVE, HOOVER, AL, 35244 hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 26, according to the Final Recorded Plat of Heatherwood, 7th Sector, as recorded in Map Book 39, page 84 A & B, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Taxes for the year beginning October 1, 2019 which constitutes a lien but are not yet due and payable until October 1, 2020.
2. Restrictions, public utility easements and building setback lines, as shown on the recorded map and Final Recorded Plat of Heatherwood, 7th Sector, as recorded in Map Book 39, page 84 A & B, in the Probate Office of Shelby County, Alabama.
3. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records.
4. Articles of Incorporation of Heatherwood Homeowner's Association, Inc., as recorded in Instrument #20030411000221760; amended in Instrument #20070111000016540 and Instrument #20100204000035140.
5. Covenants, Conditions and Restrictions as recorded in Book 37, page 537; amended in Instrument #1998-23623.

\$0.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.