20260312000073180 1/2 $25.00
Shelby Cnty Judge of Probate, AL
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SCOTT HARRIS, M.D., M.P.H. • STATE HEALTH OFFICER

SHELBY COUNTY HEALTH DEPARTMENT

DECLARATION OF RESTRICTIVE COVENANTS

WHEREAS, Cole Joiner 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 3244 Joiner Town Rd , Columbiana, Alabama, 35051; 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.

Dated this the day 12 of March, 2026.

Health Department Permit Number: 35906

Owner/Responsible Person Signature

Prepared by: Austin Barnett

Jace Barnett
Health Officer/Authorized Representative Signature

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public, hereby certify that Cole Joiner, 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 12 day of March, A.D. 2026

NOTARY PUBLIC

My Commission Expires My Commission Expires April 22, 2028

2000 County Services Drive • P.O. Box 846 • Pelham, Alabama 35124
Phone: 205/664-2470 • Fax: 205/664-4148

EXHIBIT A – LEGAL DESCRIPTION

A part of the NW quarter of the Northwest quarter, Section 16, Township 21, Range 1 West, described as follows: Commence at a point on the North line of said quarter-quarter section where the same is intersected by the northernmost right of way line of the Joinertown Road; run thence in a southwesterly direction along said Joinertown paved highway a distance of 460 feet to point of beginning of property herein conveyed; thence turn to the left, run a northerly direction to a point on the northern boundary of said quarter-quarter section which is 430 feet easterly from the point of commencement herein; thence turn to the right and run easterly along the northern boundary at said quarter-quarter section to the northeastern corner of the Grantor's property which point is located 330 feet, more or less, West of the Northeastern corner of said quarter-quarter section; thence turn to the right and run southerly parallel with the eastern boundary of said quarter-quarter section to a point where the same is intersected by the northern boundary of the Joinertown paved road; thence turn to the right and run northwesterly to the point of beginning of the property herein conveyed. Situated in Shelby County, Alabama.

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