

21694

STATE OF ALABAMA
COUNTY OF MADISON

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RESTRICTIVE COVENANTS

KNOW ALL MEN BY THESE PRESENTS that, whereas, the undersigned, WAYNE H. TAYLOR, CRAIG A. BUCHANAN, and RICKY UNDERWOOD, (OWNERS), did heretofore acquire a tract of land composed of approximately 30.8 acres in Madison County, Alabama, from Virginia T. Brigman as described in Deed Book 978, page 836, on September 12, 2000, of record in the Probate Office of Madison County, Alabama.

AND WHEREAS, the undersigned OWNERS are the owners of three (3) separate parcels, separately described in Exhibits "M", "N", and "O", attached hereto which parcels are a part of the above referenced 30.8 acre parcel and it is the desire of the undersigned before these parcels are sold and conveyed to others to fix and establish certain restrictions, covenants, conditions, stipulations, and reservations as to the use and enjoyment of all the lots in order to establish a uniform plan for the development, improvement and orderly sale of the property.

NOW THEREFORE, the OWNERS do by these presents file these protective covenants and restrictions, which shall constitute covenants running with the land and shall be binding upon and inure to the benefit of the OWNERS and all parties and persons owning said lots. Said covenants and restrictions shall apply to the following described property:

Three (3) parcels more particularly described in Exhibits "M", "N", and "O" attached hereto and incorporated herein by reference as if set out in full.

1. No lot or parcel shall be used except for residential purposes only. No lot or parcel shall be used for any commercial purpose, except for in-home offices or as a wedding chapel, provided that the wedding chapel has the appearance of a house.
2. No mobile home, trailer, tent or prefabricated house shall be constructed, erected, placed or allowed to remain on the property. Custom log homes are permitted. All other residences are to be of new construction only with a minimum of 1800 square feet excluding garages, carports, and porches.
3. No immobile cars, trucks, or other vehicles may be stored upon or allowed to remain on the premises, except in an enclosed structure.
4. No chicken houses, swine or hog parlors or commercial livestock feed lots shall be allowed on the premises.
5. No parcel of land shall be used or maintained as a dumping ground for rubbish, trash, garbage, salvage, or other waste and refuse shall not be kept except in sanitary conditions.
6. Enforcement shall be by proceeding at law or in equity against any person or party violating or attempting to violate any covenant either to restrain violation or to recover damages.

4.00
 13.50
 1.00
 .25
 1.00

 19.75

STATE OF ALA. MADISON CO
 I CERTIFY THIS INSTRUMENT
 WAS FILED
 01 APR 30 PM 2:46
 RECORDS & CLERK
 & SHERIFF'S OFFICE
 PD ON THIS INSTRUMENT
 JUDGE OF PROBATE

7. Invalidation of any one of these covenants by judgement or court order shall in no way affect any of the provisions, which shall remain in full force and effect.

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Wayne H. Taylor by his attorney in fact Craig A. B.

WAYNE H. TAYLOR, OWNER

Craig A. B.
CRAIG A. BUCHANAN, OWNER

Ricky Underwood
RICKY UNDERWOOD, OWNER

Approved by Mortgagee, Heritage Bank, this 26th day of April, 2001.

HERITAGE BANK

By: *[Signature]*
Its: *Senior Vice Pres.*

STATE OF ALABAMA
COUNTY OF MADISON

I, the undersigned authority, a Notary Public in and for said County and State, hereby certify that WAYNE H. TAYLOR, CRAIG A. BUCHANAN, and RICKY UNDERWOOD, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this date that, being informed of the contents of said instrument, executed the same voluntarily on the day same bears date.

GIVEN under my hand and seal on this the 26th day of April, 2001.

Michael S. Kunkle
NOTARY PUBLIC
My Commission expires: 10-13-02

STATE OF ALABAMA
COUNTY OF MADISON

The undersigned authority, a Notary Public in and for said County and State, hereby certify that Gene E. Woalen, Jr. whose name as Senior Vice President of Heritage Bank, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of executed the same voluntarily on the day the same bears date.

Given under my hand this the 26th day of April, 2001.

Marietta Crutcher
NOTARY PUBLIC
My commission expires 2-8-03

THIS INSTRUMENT PREPARED BY
Marietta Crutcher
HUNTSVILLE, ALABAMA

EXHIBIT "M"

Legal Description
Pioneer Real Estate

October 16, 2000
Lot 13, 2.0 Acres

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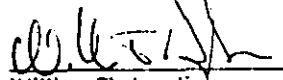
0502

All that part of Sections 5, T3S, R1E of Madison County, Alabama more particularly described as beginning at the center of the North boundary of Section 8: Thence North 00 degrees 09 minutes 30 seconds West 393.35 feet to the point of beginning;

Thence from the point of beginning, South 88 degrees 54 minutes 00 seconds West 518.04 feet;
Thence South 01 degrees 06 minutes 01 seconds East 170.00 feet;
Thence North 88 degrees 54 minutes 00 seconds East 515.25 feet;
Thence North 00 degrees 09 minutes 30 seconds West 170.02 feet to the point of beginning and containing 2.0 acres more or less.

Subject to all rights-of-way and easements recorded and unrecorded and an existing 15 foot utility easement.

Big Spring Surveyors



William T. Agrelius
Al. Reg. No. 21461

00-1219-13



EXHIBIT "N"

Legal Description
Pioneer Real Estate

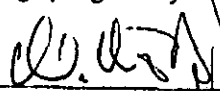
October 16, 2000
Lot 14, 2.0 Acres

All that part of Sections 5, T3S, R1E of Madison County, Alabama more particularly described as beginning at the center of the North boundary of Section 8: Thence North 00 degrees 09 minutes 30 seconds West 563.37 feet to the point of beginning;

Thence from the point of beginning, South 88 degrees 54 minutes 00 seconds West 520.84 feet;
Thence South 01 degrees 06 minutes 01 seconds East 170.00 feet;
Thence North 88 degrees 54 minutes 00 seconds East 518.04 feet;
Thence North 00 degrees 09 minutes 30 seconds West 170.02 feet to the point of beginning and containing 2.0 acres more or less.

Subject to all rights-of-way and easements recorded and unrecorded and an existing 15 foot utility easement.

Big Spring Surveyors


William T. Agrelius
Al. Reg. No. 21461



00-1219-14

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EXHIBIT "O"
Legal Description
Pioneer Real Estate

October 16, 2000
Lot 15, 1.74 Acres +/-

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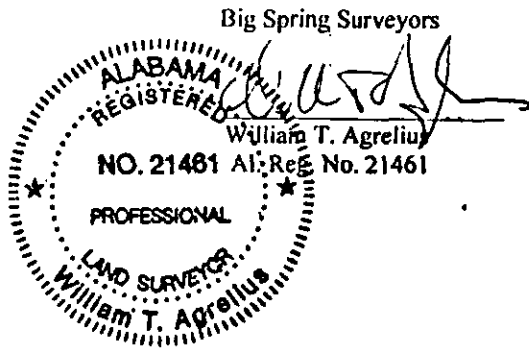
0504

All that part of Sections 5, T3S, R1E of Madison County, Alabama more particularly described beginning at the center of the North boundary of Section 8: Thence North 00 degrees 09 minutes 30 seconds West 733.39 feet to the point of beginning;

Thence from the point of beginning, North 00 degrees 09 minutes 30 seconds West 92.26 feet;
Thence North 89 degrees 25 minutes 52 seconds West 153.22 feet;
Thence North 05 degrees 09 minutes 20 seconds West 66.27 feet;
Thence North 89 degrees 58 minutes 14 seconds West 364.58 feet;
Thence South 01 degrees 06 minutes 01 seconds East 170.00 feet;
Thence North 88 degrees 54 minutes 00 seconds East 520.84 feet to the point of beginning and containing 1.74 acres more or less.

Subject to all rights-of-way and easements recorded and unrecorded and an existing 15 foot utility easement. Also subject to a 50 foot T.V.A. easement taken evenly off the North property line.

00-1219-15



STATE OF ALA. MADISON CO.
I CERTIFY THIS INSTRUMENT
WAS FILED ON
01 APR 30 PM 2:46
RECORDED & INDEXED BY JAX
& S. PD ON THIS INSTRUMENT
JUDGE OF PROBATE