

STATE OF ALABAMA

COUNTY OF CALHOUN

DECLARATION OF RESTRICTIVE COVENANTS

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, the undersigned is the owner of certain tracts of land located in Calhoun County, Alabama, which are more particularly described on Exhibits "A", "B" & "C" which are attached hereto; and,

WHEREAS, the undersigned desires to subject all of the said tracts to and impose upon said tracts mutual and beneficial restrictions, covenants, terms, conditions and limitations for the benefit of all said tracts and the future owners of any portion of said tracts.

NOW THEREFORE, the undersigned does hereby proclaim, publish and declare that of said tracts and future subdivision of said tracts are subject to, held and shall be held, conveyed, hypothecated or encumbered, used, occupied and improved, subject to the following restrictions, which shall run with the land and shall be binding upon the undersigned and upon all parties having or acquired any rights, title or interest in and to said tracts subject to such restrictions:

1. No mobile homes or manufactured homes shall be allowed on any parcel of said tracts.
2. Tracts shall not be used or maintained as dumping ground for rubbish. No junkyards on property.
3. No commercial chicken houses or swine confinement buildings on any tract.
4. In order to preserve and maintain the beauty and integrity of the property, no noxious or offensive activity shall be carried on upon any tract.
5. These restrictions are to run with the property and shall be binding on all parties and all persons claiming under them for a period of twenty-five (25) years from the date hereof.
6. Enforcement shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any restrictions either to restrain or to recover damages.

IN WITNESS WHEREOF, the undersigned owner has hereunto set her hand and seal this ___ day of _____, 2026.

Eunice Anita Westfall

STATE OF ALABAMA

COUNTY OF CALHOUN

I, the undersigned, a Notary Public in and for said State and County, hereby certify that _____, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this the day that, being informed of the contents of the instrument, she, executed the same voluntarily and with full authority on the day the same bears date.

Given under my hand and seal this _____ day of _____, 2026.

Notary Public

Printed Name: _____

My Commission Expires: _____

PREPARED BY:
THE LAW OFFICE OF T. BOICE TURNER, JR., LLC
1100 WOODSTOCK AVENUE
ANNISTON, ALABAMA 36207
(256) 235-1901

EXHIBIT "A"
TRACT 1 LEGAL DESCRIPTION

COMMENCE AT THE NORTHEAST CORNER OF THE SE 1/4 OF THE NE 1/4, SECTION 15, T-13-S, R-8-EAST OF HUNTSVILLE MERIDIAN AND RUN S 89°12'48"W, ALONG THE NORTH LINE THEREOF, 400.00 FEET TO AN EXISTING 1/2" REBAR AND THE POINT OF BEGINNING OF THE PROPERTY DESCRIBED HEREIN; THENCE RUN S 01°04'23"W, LEAVING SAID NORTH LINE, 872.16 FEET TO AN EXISTING CAPPED REBAR; THENCE RUN S 01°02'30"W, 453.52 FEET TO AN EXISTING 1/2" REBAR; THENCE RUN S 73°24'12"W, 60.13 FEET (M) 60.41 FEET (R) TO AN EXISTING CAPPED REBAR; THENCE RUN S 73°28'29"W, 249.88 FEET (M) 250.00 FEET (R) TO AN EXISTING CAPPED REBAR; THENCE RUN N 82°21'15"W, 627.69 FEET TO AN EXISTING 5/8" REBAR; THENCE RUN N 00°49'01"W, 1317.10 FEET TO AN EXISTING 5/8" REBAR ON THE NORTH LINE OF SAID 1/4; THENCE RUN N 89°12'48"E, ALONG SAID NORTH LINE, 962.74 FEET TO THE POINT OF BEGINNING. SAID PROPERTY BEING A PORTION OF THE SE 1/4 OF THE NE 1/4 AND THE NE 1/4 OF THE SE 1/4, SECTION 15, T-13-S, R-8-E, CALHOUN COUNTY, ALABAMA AND CONTAINS 29.45 ACRES (MORE OR LESS).

TOGETHER WITH A 60.00 FEET ACCESS AND UTILITY EASEMENT DESCRIBED AS: COMMENCE AT THE NORTHEAST CORNER OF THE SE 1/4 OF THE NE 1/4, SECTION 15, T-13-S, R-8-EAST OF HUNTSVILLE MERIDIAN AND RUN S 89°12'48"W, ALONG THE NORTH LINE THEREOF, 400.00 FEET TO ON EXISTING 1/2" REBAR; THENCE RUN S 01°04'23"W, LEAVING SAID NORTH LINE, 872.16 FEET TO AN EXISTING CAPPED REBAR; THENCE RUN S 01°02'30"W, 453.52 FEET TO AN EXISTING 1/2" REBAR AND THE POINT OF BEGINNING OF SAID EASEMENT; THENCE RUN S 09°49'43"E, 725.41 FEET TO AN EXISTING 1 1/2" PIPE; THENCE RUN S 36°49'23"E, 835.35 FEET TO A POINT ON THE NORTHWESTERLY R/W OF DOGWOOD LANE (60' R/W); THENCE RUN S 49°03'00"W, ALONG SAID R/W, 60.16 FEET TO A POINT; THENCE RUN N 36°49'23"W, LEAVING SAID R/W, 854.08 FEET TO A POINT; THENCE RUN N 09°48'21"W, 732.72 FEET TO AN EXISTING CAPPED REBAR; THENCE RUN N 09°51'34"W, 329.44 FEET TO AN EXISTING CAPPED REBAR; THENCE RUN N 73°24'12"E, 60.13 FEET (M) 60.41 FEET (R) TO THE END OF SAID EASEMENT.

EXHIBIT "B"
TRACT 2 LEGAL DESCRIPTION

COMMENCE AT THE NORTHEAST CORNER OF THE SE 1/4 OF THE NE 1/4, SECTION 15, T-13-S, R-8-EAST OF HUNTSVILLE MERIDIAN AND RUN S 89°12'48"W, ALONG THE NORTH LINE THEREOF, 400.00 FEET TO AN EXISTING 1/2" REBAR; THENCE RUN S 01°04'23"W, LEAVING SAID NORTH LINE, 872.16 FEET TO AN EXISTING CAPPED REBAR; THENCE RUN S 01°02'30"W, 453.52 FEET TO AN EXISTING 1/2" REBAR AND THE POINT OF BEGINNING OF THE PROPERTY DESCRIBED HEREIN; THENCE RUN S 09°49'43"E, 725.41 FEET TO ON EXISTING 1 1/2" PIPE; THENCE RUN S 36°49'23"E, 835.35 FEET TO A POINT ON THE NORTHWESTERLY R/W OF DOGWOOD LANE (60' R/W); THENCE RUN S 49°03'00"W (M) S 49°01'40"W (R) ALONG SAID R/W, 200.00 FEET TO AN EXISTING "BAILEY" CAPPED REBAR; THENCE RUN N 36°48'10"W, LEAVING SAID R/W, 250.00 FEET TO AN EXISTING 1/2" PIPE; THENCE RUN N 53°13'30"E, 50.00 FEET TO AN EXISTING "BAILEY" CAPPED REBAR; THENCE RUN N 57°49'39"W, 545.05 FEET TO AN EXISTING "BAILEY" CAPPED REBAR; THENCE RUN N 85°32'10"W, 410.71 FEET TO AN EXISTING "BAILEY" CAPPED REBAR; THENCE RUN S 32°09'17"W, 478.60 FEET TO ON EXISTING "BAILEY" CAPPED REBAR ON THE SOUTH LINE OF THE NE 1/4 OF THE SE 1/4; THENCE RUN S 89°26'00"W, ALONG THE SOUTH LINE OF THE NORTH-HALF OF THE SE 1/4, 472.91 FEET TO A POINT ON THE CENTERLINE OF COWEN SPRINGS BRANCH; THENCE LEAVING SAID SOUTH LINE RUN THE FOLLOWING ALONG SAID BRANCH CENTERLINE, N 07°54'00"W, 111.80 FEET; N 09°03'00"W, 393.80 FEET; N 09°49'00"W, 282.80 FEET; N 07°38'25"W, 149.17 FEET; N 05°37'00"W, 211.00 FEET; N 02°42'00"W 48.20 FEET AND N 15°14'20"E, 185.28 FEET TO A POINT ON THE NORTH LINE OF THE NW 1/4 OF THE SE 1/4; THENCE RUN N 89°26'00"E, LEAVING SAID CENTERLINE AND ALONG SAID NORTH LINE, 434.40 FEET TO AN EXISTING 5/8" REBAR; THENCE RUN S 82°21'15"E, LEAVING SAID NORTH LINE, 627.69 FEET TO ON EXISTING CAPPED REBAR; THENCE RUN S 09°52'04"E, 329.47 FEET TO AN EXISTING CAPPED REBAR; THENCE RUN N 73°27'59"E, 249.83 FEET TO AN EXISTING CAPPED REBAR; THENCE RUN N 09°51'34"W, 329.44 FEET TO AN EXISTING CAPPED REBAR; THENCE RUN N 73°24'12"E, 60.13 FEET (M) 60.41 FEET (R) TO THE POINT OF BEGINNING. SAID PROPERTY BEING A PORTION OF THE NE 1/4 OF THE SE 1/4, THE NW 1/4 OF THE SE 1/4 AND THE SE 1/4 OF THE SE 1/4, SECTION 15 AND A PORTION OF THE NW 1/4 OF THE SW 1/4 AND THE SW 1/4 OF THE SW 1/4, SECTION 14, T-13- S, R-8-E, CALHOUN COUNTY, ALABAMA AND CONTAINS 38.75 ACRES (MORE OR LESS).

SUBJECT TO A 60.00 FEET ACCESS AND UTILITY EASEMENT DESCRIBED AS: COMMENCE AT THE NORTHEAST CORNER OF THE SE 1/4 OF THE NE 1/4, SECTION 15, T-13-S, R-8-EAST OF HUNTSVILLE MERIDIAN AND RUN S 89°12'48"W, ALONG THE NORTH LINE THEREOF, 400.00 FEET TO ON EXISTING 1/2" REBAR; THENCE RUN S 01°04'23"W, LEAVING SAID NORTH LINE, 872.16 FEET TO AN EXISTING CAPPED REBAR; THENCE RUN S 01°02'30"W, 453.52 FEET TO AN EXISTING 1/2" REBAR AND THE POINT OF BEGINNING OF SAID EASEMENT; THENCE RUN S 09°49'43"E, 725.41 FEET TO AN EXISTING 1 1/2" PIPE; THENCE RUN S 36°49'23"E, 835.35 FEET TO A POINT ON THE NORTHWESTERLY R/W OF DOGWOOD LANE (60' R/W); THENCE RUN S 49°03'00"W, ALONG SAID R/W, 60.16 FEET TO A POINT; THENCE RUN N 36°49'23"W, LEAVING SAID R/W, 854.08 FEET TO A POINT; THENCE RUN N 09°48'21"W, 732.72 FEET TO AN EXISTING CAPPED REBAR; THENCE RUN N 09°51'34"W, 329.44 FEET TO AN EXISTING CAPPED REBAR; THENCE RUN N 73°24'12"E, 60.13 FEET (M) 60.41 FEET (R) TO THE END OF SAID EASEMENT.

EXHIBIT "C"
TRACT 3 LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN AND BEING PART OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 13 SOUTH, RANGE 8 EAST, CALHOUN COUNTY, ALABAMA CONTAINING 1.87 ACRES, MORE OR LESS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 15; THENCE WEST FOR A DISTANCE OF 400.00' TO A POINT; THENCE S 01°01' W FOR A DISTANCE OF 871.91' TO A POINT MARKED WITH A CAPPED REBAR (JAC); THENCE CONTINUE S 01°01' W FOR A DISTANCE OF 453.58' TO A POINT; THENCE S 73°24' W FOR A DISTANCE OF 60.41' TO A POINT MARKED WITH CAPPED REBAR ALSO KNOWN AS THE POINT OF BEGINNING; THENCE CONTINUE 73° 24' W FOR A DISTANCE OF 250.00'; THENCE S 10°10' E FOR A DISTANCE OF 329.29' TO A POINT MARKED WITH A CAPPED REBAR; THENCE N 73° E FOR A DISTANCE OF 248.80' TO A POINT MARKED WITH A CAPPED REBAR; THENCE N 09°53' W FOR A DISTANCE OF 329.38' TO THE POINT OF BEGINNING.

TOGETHER WITH A 60.00 FEET ACCESS AND UTILITY EASEMENT DESCRIBED AS: COMMENCE AT THE NORTHEAST CORNER OF THE SE 1/4 OF THE NE 1/4, SECTION 15, T-13-S, R-8-EAST OF HUNTSVILLE MERIDIAN AND RUN S 89°12'48"W, ALONG THE NORTH LINE THEREOF, 400.00 FEET TO ON EXISTING ½" REBAR; THENCE RUN S 01°04'23"W, LEAVING SAID NORTH LINE, 872.16 FEET TO AN EXISTING CAPPED REBAR; THENCE RUN S 01°02'30"W, 453.52 FEET TO AN EXISTING 1/2" REBAR AND THE POINT OF BEGINNING OF SAID EASEMENT; THENCE RUN S 09°49'43"E, 725.41 FEET TO AN EXISTING 1 1/2" PIPE; THENCE RUN S 36°49'23"E, 835.35 FEET TO A POINT ON THE NORTHWESTERLY R/W OF DOGWOOD LANE (60' R/W); THENCE RUN S 49°03'00"W, ALONG SAID R/W, 60.16 FEET TO A POINT; THENCE RUN N 36°49'23"W, LEAVING SAID R/W, 854.08 FEET TO A POINT; THENCE RUN N 09°48'21"W, 732.72 FEET TO AN EXISTING CAPPED REBAR; THENCE RUN N 09°51'34"W, 329.44 FEET TO AN EXISTING CAPPED REBAR; THENCE RUN N 73°24'12"E, 60.13 FEET (M) 60.41 FEET (R) TO THE END OF SAID EASEMENT.