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THE STATE OF ALABAMA)
FRANKLIN COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

That Whereas, the undersigned Fred Lowery and wife, Gladys Lowery, Athel Britton and wife, Dorothy Britton, Leonard O. Allen, Jr. and wife, Nola Allen, Franklin Real Estate and Insurance, Inc., and O. B. Jackson, Inc., are the owners in fee simple of all of the lands embraced in that subdivision to Franklin County, Alabama, entitled West Hills Village, a part of which is recorded in Plat Cabinet A at page A79, in the office of the Judge of Probate of Franklin County, Alabama, and 016

Whereas, the said owners and undersigned desire to impose certain protective covenants and building restrictions on all residential lots embraced in the said subdivision;

Now, Therefore, in consideration of the premises and the advantages and benefits to the undersigned, their respective successors and assigns, and to the said lands and the future owners thereof, the undersigned as the owners and sellers respectively of said lots, do hereby restrict the use of each and all of the lots embraced in this subdivision by making and declaring the following covenants and restrictions which shall inure to the favor of and bind the undersigned, their respective successors and assigns forever:

1. The said real estate shall be used only for single family dwellings.

2. No mobile homes shall be parked, placed or used upon the premises of any lots in the said subdivision, nor shall any residence or other building on any of the said property have a concrete block front or face.

3. No structure shall be built on any of the above said land to be used for any purpose other than as a dwelling,

and all dwellings erected, placed, or constructed on the said property shall contain a minimum of 1,400 square feet of living area within the said structure.

4. No lot can be further subdivided into tracts of less than three acres until a public sewer system is available to serve the property without first complying with all rules and regulations then in effect concerning subdivisions including those promulgated by the state, county and regional health authorities. 617

Invalidation of any one of these covenants, by judgment of court order or otherwise, shall in no wise effect any of the other provisions, which in such case shall remain in full force and effect.

In Witness Whereof, Fred Lowery, Gladys Lowery, Athel Britton, Dorothy Britton, Leonard O. Allen, Jr., Nola Allen, Franklin Real Estate and Insurance, Inc., a corporation, and O. B. Jackson, Inc., a corporation have caused this instrument to be executed by Billy N. Sibley and Fred Lowery, as the attorneys in fact for the said owners, all on this the 21st day of December, 1978.

FRED LOWERY (SEAL)

By, Billy N. Sibley

By, Fred Lowery

Attorneys in Fact

GLADYS LOWERY (SEAL)

By, Billy N. Sibley

By, Fred Lowery

Attorneys in Fact

ATHEL BRITTON (SEAL)

By, Billy N. Sibley

By, Fred Lowery

Attorneys in Fact

DOROTHY BRITTON

(SEAL)

By, Billy M. Sibley

By, Frank Lowery

Attorneys in Fact

FRANKLIN REAL ESTATE AND INSURANCE, INC.

By, Billy M. Sibley

By, Frank Lowery

Attorneys in Fact

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LEONARD O. ALLEN, JR.

(SEAL)

By, Billy M. Sibley

By, Frank Lowery

Attorneys in Fact

NOLA ALLEN

(SEAL)

By, Billy M. Sibley

By, Frank Lowery

Attorneys in Fact

O. B. JACKSON, INC.

By, Billy M. Sibley

By, Frank Lowery

Attorneys in Fact

THE STATE OF ALABAMA)
FRANKLIN COUNTY)

I, the undersigned, a notary public, in and for said state and county, hereby certify that Fred Lowery and Billy Sibley, whose names as attorneys in fact are signed to the foregoing instrument and who are known to me, adnowledged before me on this day that, being informed of the contents of the instrument, they, in their capacity as such attorney in fact, executed the same voluntarily on the day the same bears date.

Given under my hand and seal of office, this 21st day of December, 1978.


Notary Public

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6.00feet.

Compliments of Alabama Legal Services, Inc.

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STATE OF ALABAMA
NOTARY PUBLIC