



LAYOUT No. 2

5 - THREE ACRE LOTS

1 - EIGHT ACRE LOT OR 2 - FOUR ACRE LOTS

*Jeff Woot*

334-298-3183

706-249-1363

**Grantors and Grantees agree that this conveyance is subject to the following covenants and conditions that are to run with the land:**

1. There shall be no long-term storage of refuse, waste, junk, or automobiles, in a amount other than that produced by the reasonable and ordinary occupants of a single family residence.
2. No temporary residence shall be allowed on said property for a period exceeding one year.
3. Said lot is to be used for residential purposes only with the exception of professional services capable of being done within the residence itself or barn.
4. There shall be only one residence located on this property unless said property exceeds six acres in area, in which case lots may be subdivided no less than three acres.
5. Each residence constructed on said property shall contain a minimum of <sup>1500</sup> ~~1600~~ square feet.
6. No livestock or farming operations, chicken or hog farming will be allowed. Only animals maintained as pets, pleasure or personal consumption.
7. Modular or premanufactured homes are allowed on the property, with the restrictions: Must be new, must have permanent underpinning (~~concrete~~ masonry block or brick), and permanent porches.
8. These restrictions may be altered or removed ~~with the~~ written consent of all other landowners within the boundary of said development as shown on plat of survey referenced in the above description.

**TO HAVE AND TO HOLD** to the said Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And I do for myself, and for my heirs, executors and administrators covenant with the said Grantees, their heirs and assigns that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, I have hereunto set my hand and seal this the \_\_\_\_\_ day of \_\_\_\_\_,

*David Hill*  
David Hill