

Warranty Deed

(1) In the interest of public health and sanitation and in order that the land above described and all other land in the same locality may be benefited by a decrease in the hazards of stream pollution and by the protection of water supplies, recreation, wildlife, and other public uses of Grantor's reservoir waters and shorelands, he will not use the above described property for any purpose that would result in the draining or dumping into the reservoir of refuse, sewage, or other material which might tend to pollute the waters of said reservoir.

(2) The Grantor, its successors, Agents, or Assigns, shall not be liable for any loss or damage to the above described land or any improvements located thereon due to erosion or soakage of the land as a result of wave action, fluctuation of water levels or other causes.

THE GRANTEE, for himself, his heirs, successors, and assigns further covenants and agrees to and with all other purchasers of lots in the Elk River Park Subdivision that the following shall constitute real covenants which shall attach to and run with the above described land and shall be binding upon anyone who may hereafter come into ownership thereof, whether by purchase, devise, descent or succession.

For the benefit of all purchasers of lots in the Elk River Park Subdivision which embraces the land described above, as shown by plat of record in the said Probate Judge's Office of Lauderdale County, Alabama, and in order to foster the development and protect the value of said land for private residence purposes, the Grantees:

- (1) Will use the land herein conveyed for private residence purposes only.
- (2) Will not construct or maintain or cause or suffer to be constructed or maintained on said lot any buildings other than a single dwelling costing not less than \$4,500.00, with necessary and appurtenant outbuildings.
- (3). Will not construct or maintain or cause or suffer to be constructed or maintained on said land any building, located nearer than 25 feet from any side line of said land or from the center line of any road and not nearer than 5 feet from the margin of the right of way of said road.

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 We do for ourselves and for our heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that We are lawfully seized in fee simple of said premises; that they are free from all encumbrances except current ad valorem taxes; that We have a good right to sell and convey the same as aforesaid; that We will and our 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.