

2004 16005
Recorded in the Above
MISC Book & Page
12-15-2004 09:43:42 AM
Bobby Day - Probate Judge
State of Alabama, Morgan County
I certify this instrument was filed on
12-15-2004 09:43:42 AM
and recorded in MISC Book
2004 at pages 16005 - 16005
Bobby Day - Probate Judge

**DECLARATION OF COVENANTS AND RESTRICTIONS FOR
DEERFOOT ESTATES, ADDITION NO. 2**

STATE OF ALABAMA)
COUNTY OF MORGAN)

WHEREAS, the undersigned, BB&P, LLC, is the developer of certain lands located in Morgan County, and have caused a portion of the same to be surveyed, subdivided and platted of record in the Probate Office of Morgan County, Alabama, as Deerfoot Estates, Addition No. 2, the said plat being recorded in Plat Book 2004 at Page 34 in the Probate Office of Morgan County, Alabama; and

WHEREAS, said BB&P, LLC desires, before any of the lots or parcels of land in said subdivision shall be sold or conveyed to other persons, to fix and establish certain restrictions as to the use and enjoyment of said lots and property embraced in said plat and thereby protect all persons, firms or corporations that may in the future become owners of said properties, or any lots or any part thereof; and

WHEREAS, the undersigned developer of said property did heretofore subdivide and cause to be recorded a plat of another subdivision known as Deerfoot Estates, Addition No. 1, which plat is of record in Plat Book 2004 at Page 23, in the Probate Office of Morgan County, Alabama, and did impose thereon certain restrictions as to the use and enjoyment thereof for the protection of all persons, firms or corporations that might become owners of said properties or lots or any part thereof, which said restrictions are dated August 13, 2004, and are recorded in Miscellaneous Book 2004 at Page 10658, in the aforesaid Probate Office of Morgan County, Alabama; and

WHEREAS, the undersigned developer desires to impose upon said Deerfoot Estates, Addition No. 2, according to the plat thereof recorded in Plat Book 2004 at Page 34, as aforesaid, the same restrictions as imposed upon said Deerfoot Estates, Addition No. 1, according to the plat thereof recorded in Plat Book 2004, Page 23, as aforesaid, being the same restrictions recorded in Miscellaneous Book 2004 at Page 10658.

NOW, THEREFORE, the undersigned developer does by these presents establish and file protective covenants or restrictions as to the future use of the lots or parcels of land embraced in said plat of Deerfoot Estates, Addition No. 2, as recorded in Plat Book 2004, Page 34, in the Probate Office of Morgan County, Alabama, by adopting and incorporating herein by reference the same restrictions heretofore imposed on Deerfoot Estates, Addition No. 1, as said restrictions are recorded in Miscellaneous Book 2004 at Page 10658, hereby re-imposing and establishing said restrictions in full upon Deerfoot Estates, Addition No. 2 as if set forth fully herein, and does grant to the public and to the future owners of any of the lands embraced in said Deerfoot Estates, Addition No. 2, as a part of the enjoyment of the properties that may be acquired therein the right to enforce such restrictions and rights as the same are set forth in Miscellaneous Book 2004 at Page 10658, in the Probate Office of Morgan County, Alabama.

IN WITNESS WHEREOF, the said developer, by its Manager, hereunto set its hand and seal on this the 10 day of December, 2004.

Term/Cashier: RECORD22 / SUSAN
Tran: 5336.126981.175771
AFF Special Fee (Act 95-424) 5.00
FIL Filing Fee 1.00
REC Recording Fee 3.00
Total Fees: \$ 9.00

BB&P, LLC
BY: James G. Pruett
Its Manager
James G. Pruett

STATE OF ALABAMA §
COUNTY OF MORGAN §

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that James G. Pruett, whose name as Manager of BB&P, LLC, a limited liability company, is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such Manager and with full authority, executed the same voluntarily for and as the act of said BB&P, LLC.

GIVEN under my hand and official seal this the 10 day of December, 2004.

(NOTARY SEAL)
My Commission Expires: 8-6-07

Marsha Church Luttrell
NOTARY PUBLIC

