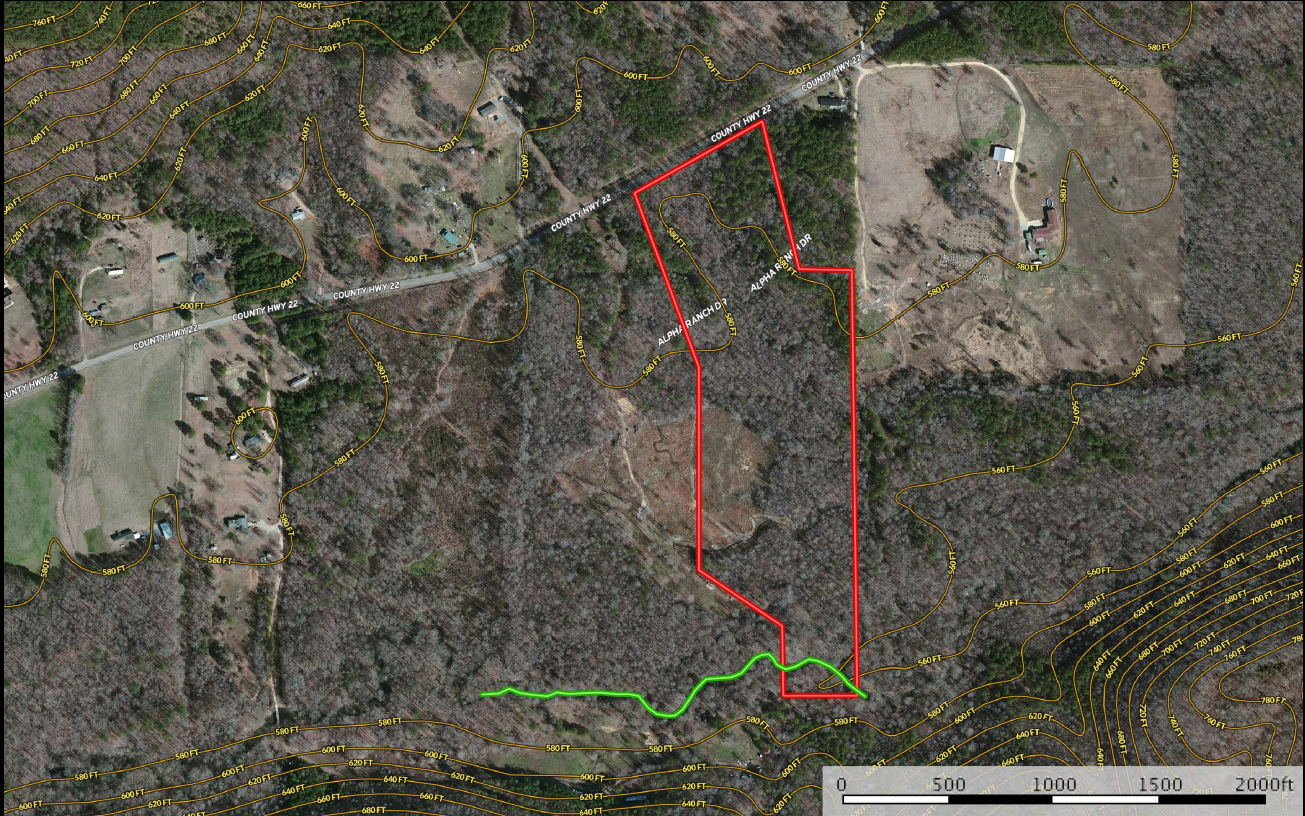


27+/- Acres For Sale *Ashville, AL*



Shoal Creek Frontage and Pasture - Pick your homesite on 27+/- Acres and enjoy Living in the Valley. Potential Lake Site on the Property. Raise Cattle or Bring the Horses. Only 10 Minutes from Boat Launch for Neely Henry Lake. A place to really make a full Weekend of Enjoyment. Enjoy the Farm, Boat at the Lake and Hunt during Winter and Spring. Some restrictions will apply.

Shoal Creek Rd
Ashville, AL ~ GPS 33.81071, -86.13259

- 4 +/- Ac **SOLD**
- 27+/- Acres \$129,900

Directions: From Birmingham: I-59 to Ashville Exit 166. South on Hwy 231. Left on Co Rd 26. Crossover Co Rd 33. Left on Shoal Creek Rd (AKA Co RD 22). Property on the Right after Passing 5029 Shoal Creek Rd.



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Chad Camp
205-478-4974



(800) 699-5816



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DEED RESTRICTIONS

1. Property is restricted to residential use.
2. Manufactured homes 10 years or newer are permitted on the property.
3. A new dwelling must have a minimum 1000 sq. ft. of heated floor area.
4. Any new structured built must be 30 feet from any property line.
5. Property may not be re-subdivided in such as manner to have a tract less than three (3) acres in size.
6. No commercial poultry or hog operations, or commercial dog or cat kennels shall occur on any parcel. 1 Horse or Cow Per 2 Acres.
7. Home Owner(s) shall maintain homes exterior (roofing, siding, yard) to not to become an eyesore or nuisance. No parcel shall be used or maintained as a dumping ground for garbage or rubbish of any description. No garbage or rubbish of any description shall be kept or allowed to remain on any parcel except such as may be customary or normal during construction of any dwelling. Trash shall be stored in sanitary containers until collected or removed.
8. Enforcement of Covenants: These restrictions shall be enforced through any proceedings, at the law or in equity, against any person or persons violating or threatening to violate such restrictions and to recover any damages suffered from any violation of such restrictions, including but not limited to, the recovery of a reasonable attorney's fee such as shall be incurred in connection with enforcement of the restrictions.

**IN WITNESS WHEREOF, David Hare has caused this instrument to be executed
this the _____ day of _____, _____.**

David Hare, Owner

**STATE OF ALABAMA
COUNTY OF ST. CLAIR**

**I, the undersigned, a Notary Public in and for said County, in said State,
herby certify that David Hare, whose names as are signed to the forgoing
instrument, and who are known to me, acknowledge before me on this day, that,
being informed of the contents of the instrument, they, as such managers and with
full authority, executed the same voluntarily on the day the same bears date, for and
as the act of said limited liability company.**

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

NOTARY PUBLIC
My commission expires: _____