

RESTRICTIVE COVENANTS

STATE OF ALABAMA
ST. CLAIR COUNTY

Approximately 40 acres
St. Clair County, Alabama

KNOW ALL MEN BY THESE PRESENTS, That Whereas, the undersigned, Terrence L. Rumore and/or James W. Thomas are the owners of record and the subdividers of the following described real estate, to-wit:

SEE ATTACHED EXHIBIT "A"

Whereas, we the undersigned, own all the real estate as per attached Exhibit "A" and are desirous of establishing and placing the hereto after described restrictive covenants to insure the use of the property for attractive residential purposes only, to prevent nuisances, to prevent the impairment of the attractiveness of the property, to maintain the high quality and tone of the Community and thereby to secure to each site owner the free and full benefit and enjoyment of his or her home with no greater restrictions upon the free and undisturbed use of his or her site than is necessary to insure the same advantages to the site owners.

Now Therefore, we, the undersigned do hereby adopt the following conditions, restrictions, covenants and limitations, which shall apply to their entirety to the said real estate as described on attached Exhibit "A" located in St. Clair County, Alabama and shall hereafter be included as a part of the consideration in transferring and conveying title to any and all of said real estate.

1. *Land Use and Building Type.* No lot shall be used except for private residential purposes. No buildings shall be erected, altered, placed or permitted to remain on any lot other than a single family dwelling no less than 1,600 square feet in size. Each lot owner shall be allowed to build a separate garage. Other structures that are necessary and incidental to a dwelling and residence are also approved.

2. *Dwelling, Quality, and Size.* The Property described as on attached Exhibit "A" may not be reduced to lots containing less than two (2) acres. No lot shall be used except for private residential purposes. It being the intention and purpose of the covenants to assure that all dwellings shall be of a quality of workmanship and material substantially the same or better than that which can be produced on the date these covenants are recorded for the minimum permitted dwelling size of 1,600 square feet.

3. *Building Location.* All residential dwellings shall meet St. Clair County set-back requirements. If there is no set-back requirement for the real property as described on attached Exhibit "A", then in that event no residence shall be closer than fifty (50) feet to any street or roadway.

4. *Nuisances.* No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.

5. *Temporary Structures.* No structure of a temporary character, trailer, basement, tent, shack, garage, barn or other outbuildings shall be used on any lot at any time as a residence either temporarily or permanently; however, structures on permanent foundation with 1,600 square feet or more are acceptable.

6. *Signs.* No sign of any kind shall be displayed to the public view on any lot except one professional sign of not more than one square foot, one sign of not more than five square feet advertising the property for sale or rent, or signs used by a builder to advertise the property during the construction and sales period.

7. *Garbage and Refuse Disposal.* No lot shall be used or maintained as a dumping ground for rubbish, trash, garage, or other waste, and such shall not be kept, except in sanitary containers. All incinerators or other equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition.

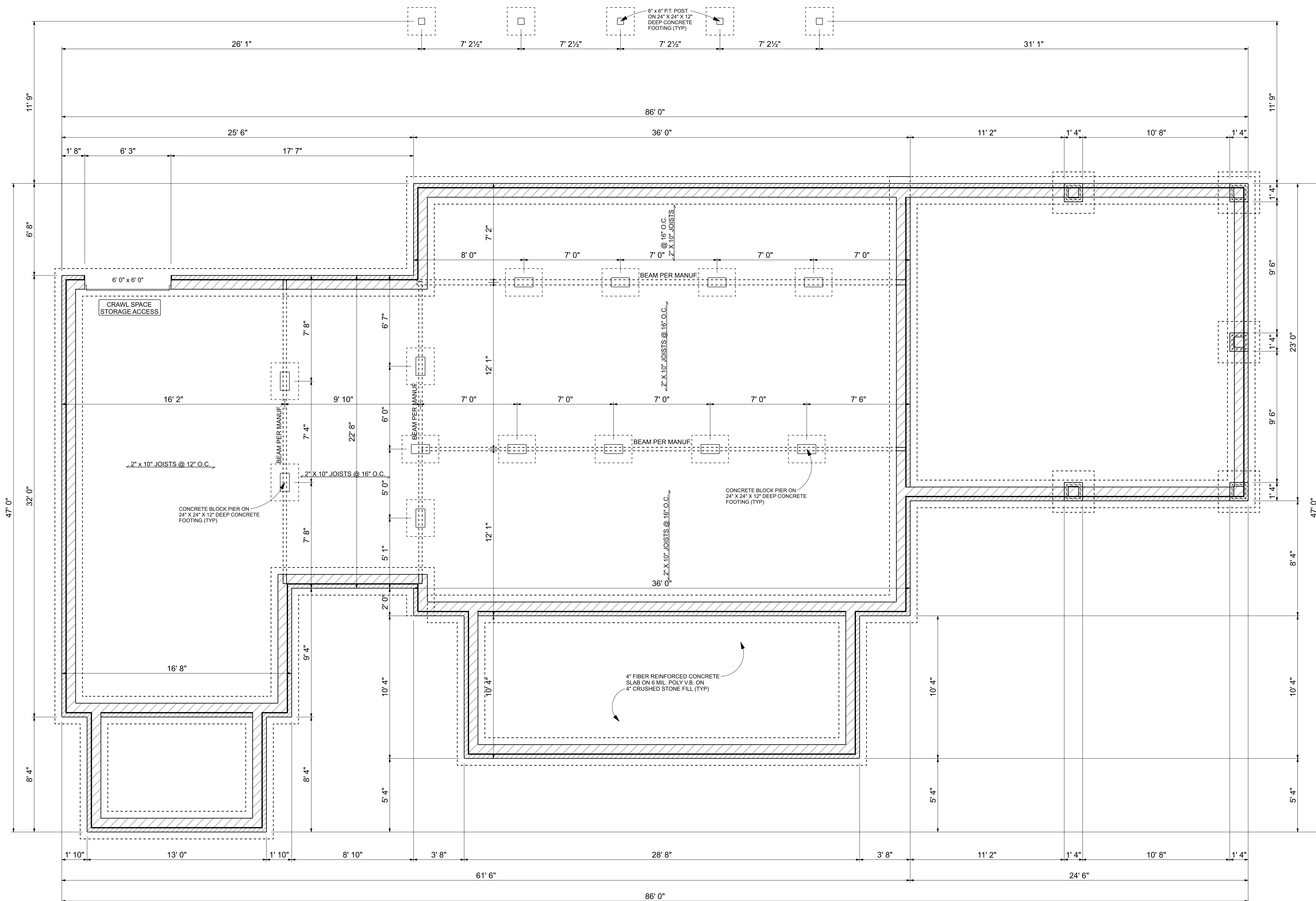
8. *Term.* These covenants are to run with the land and shall be binding on all parties and all persons claiming under them for a period of twenty-five years from the date these covenants are recorded, after which time said covenants shall be automatically extended for successive periods of 10 years unless an instrument signed by a majority of the then owners of the lots has been recorded, agreeing to change said covenants in whole or in part.

9. *Enforcement.* Enforcement shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any covenant either to restrain violating or to recover damage.

10. *Severability.* Invalidation of any one of these covenants by judgment or court order shall in no wise effect any of the other provisions which shall remain in full force and effect.



AREA SCHEDULE	
NAME	AREA
Heated	2363 sq. ft.
Porches	693 sq. ft.
Garage	544 sq. ft.



CONTRACTOR TO VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO COMMENCING CONSTRUCTION.

DESIGNER HEREBY EXPRESSLY RESERVES HIS COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS AND DRAWINGS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY MANNER WITHOUT THE EXPRESS WRITTEN CONSENT OF MARK TIDWELL & ASSOCIATES, NOW ARE THEY TO BE ASSIGNED TO ANY PARTY WITHOUT FIRST OBTAINING WRITTEN CONSENT.

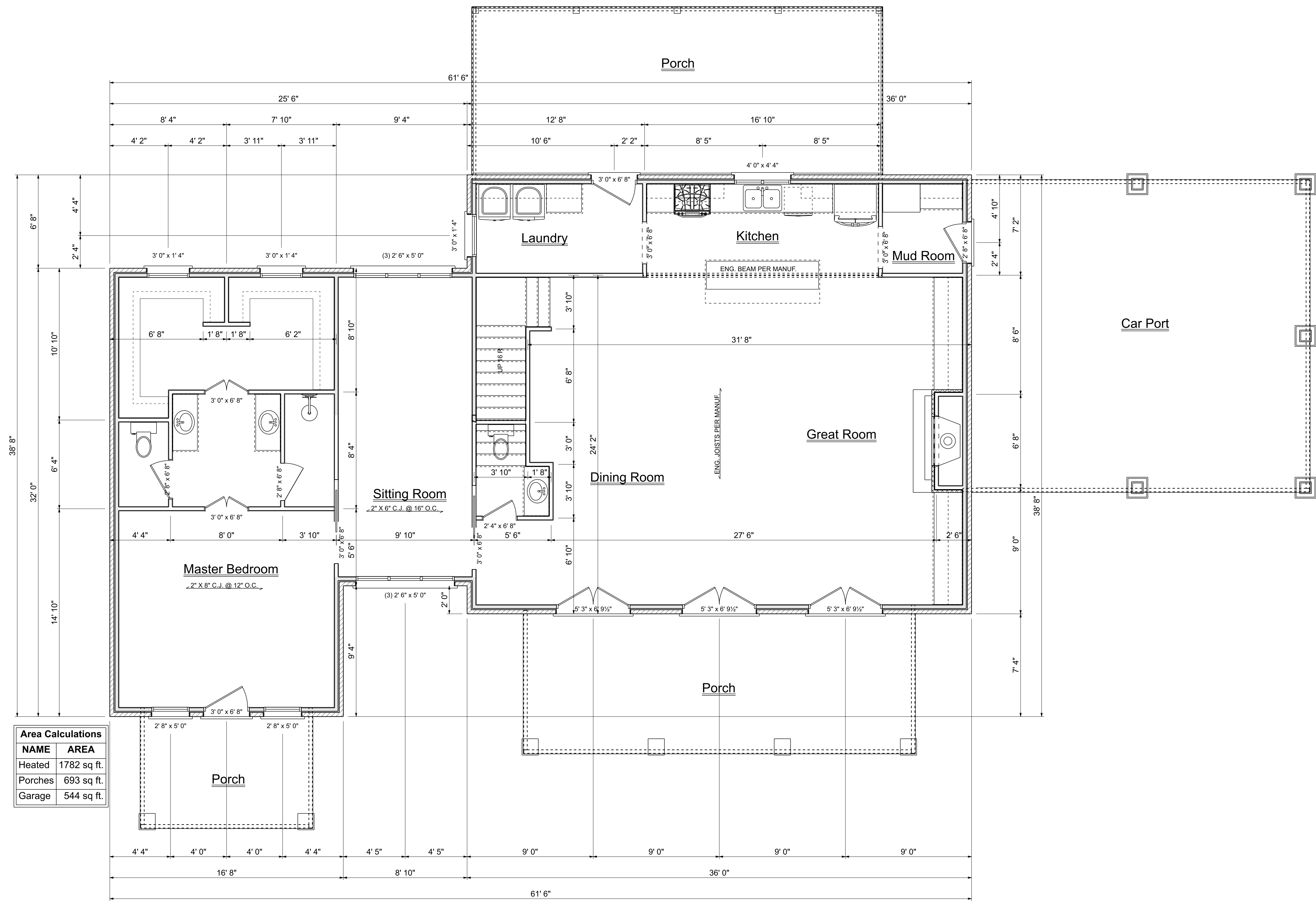
Keith & Ginger Cornelius
 565 Ridgeview Drive
 Trussville AL 35173

Scale: 1/4" = 1'-0"
 Drawing Number: 2021-004 Final
 Date: February 24, 2021

Foundation Plan

PAGE: 2





Area Calculations	
NAME	AREA
Heated	1782 sq ft.
Porches	693 sq ft.
Garage	544 sq ft.

CONTRACTOR TO VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO COMMENCING CONSTRUCTION.

DESIGNER HEREBY EXPRESSLY RESERVES HIS COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS AND DRAWINGS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WITHOUT THE EXPRESS WRITTEN CONSENT OF MARK TIDWELL & ASSOCIATES, NOW ARE THEY TO BE ASSIGNED TO ANY PARTY WITHOUT PRIOR WRITTEN CONSENT.

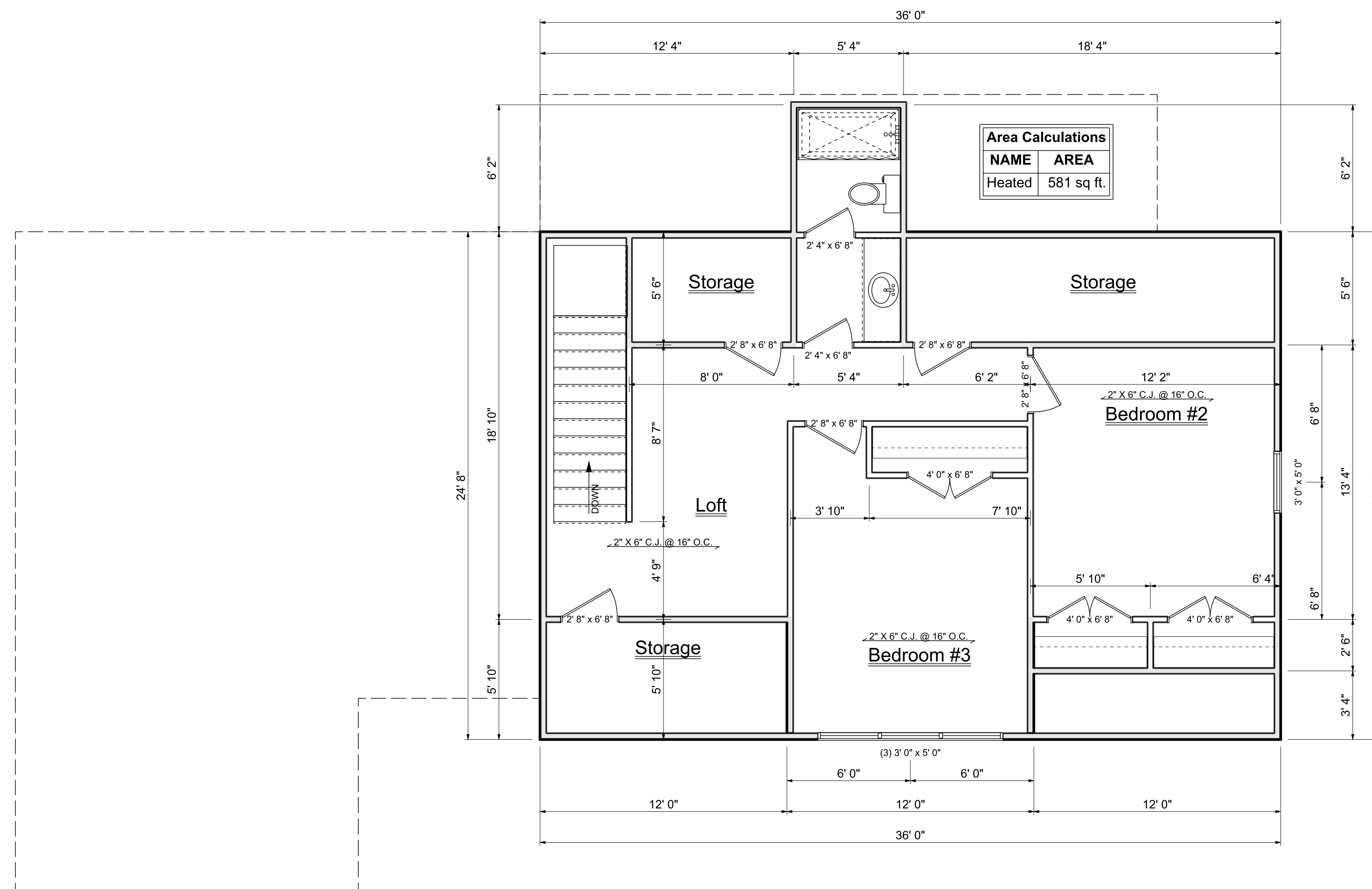
Keith & Ginger Cornelius
 565 Ridgeview Drive
 Trussville AL 35173

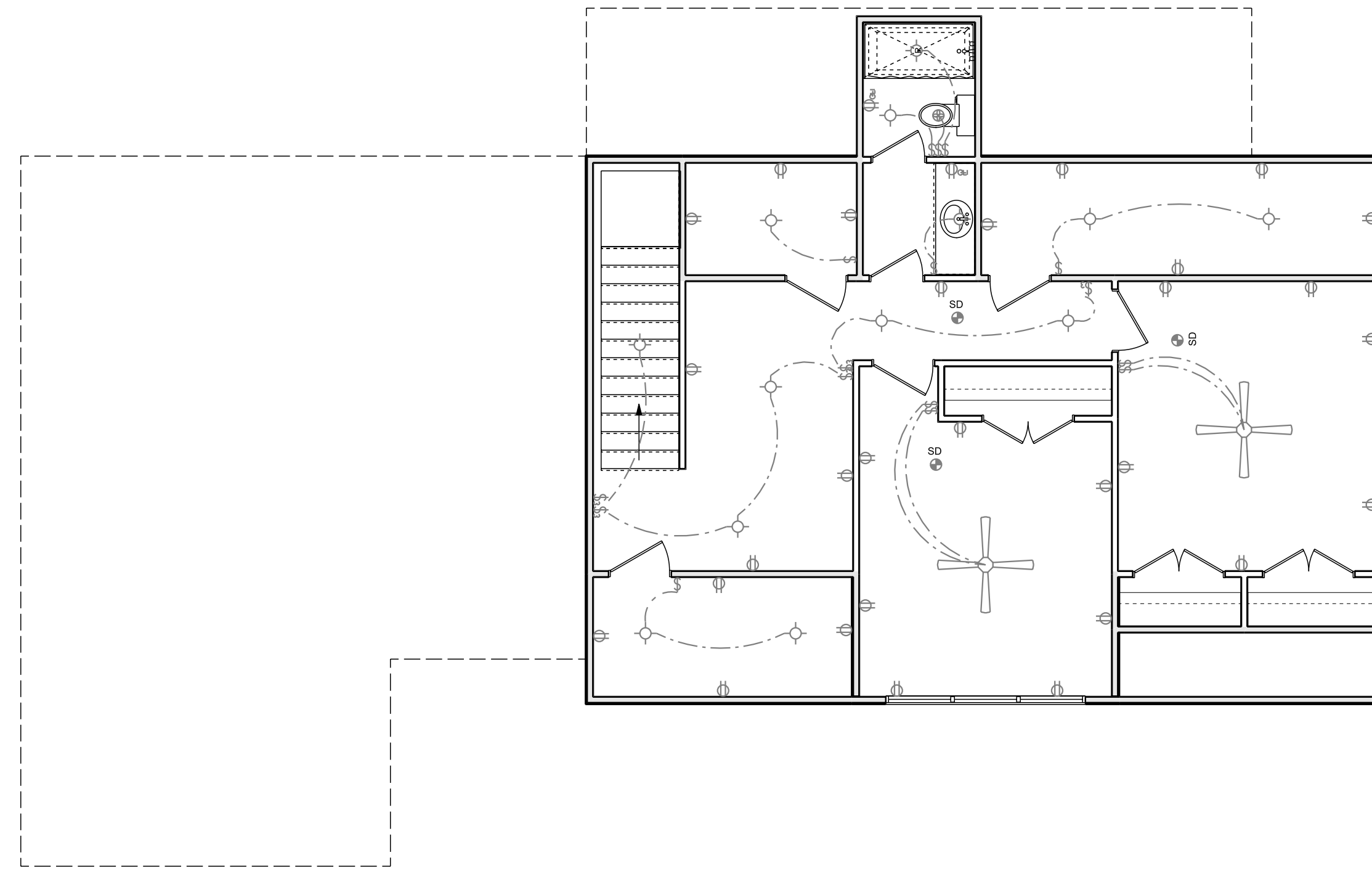
Scale: 1/4" = 1'-0"
 Drawing Number: 2021-004 Final
 Date: February 24, 2021

Main Floor Plan

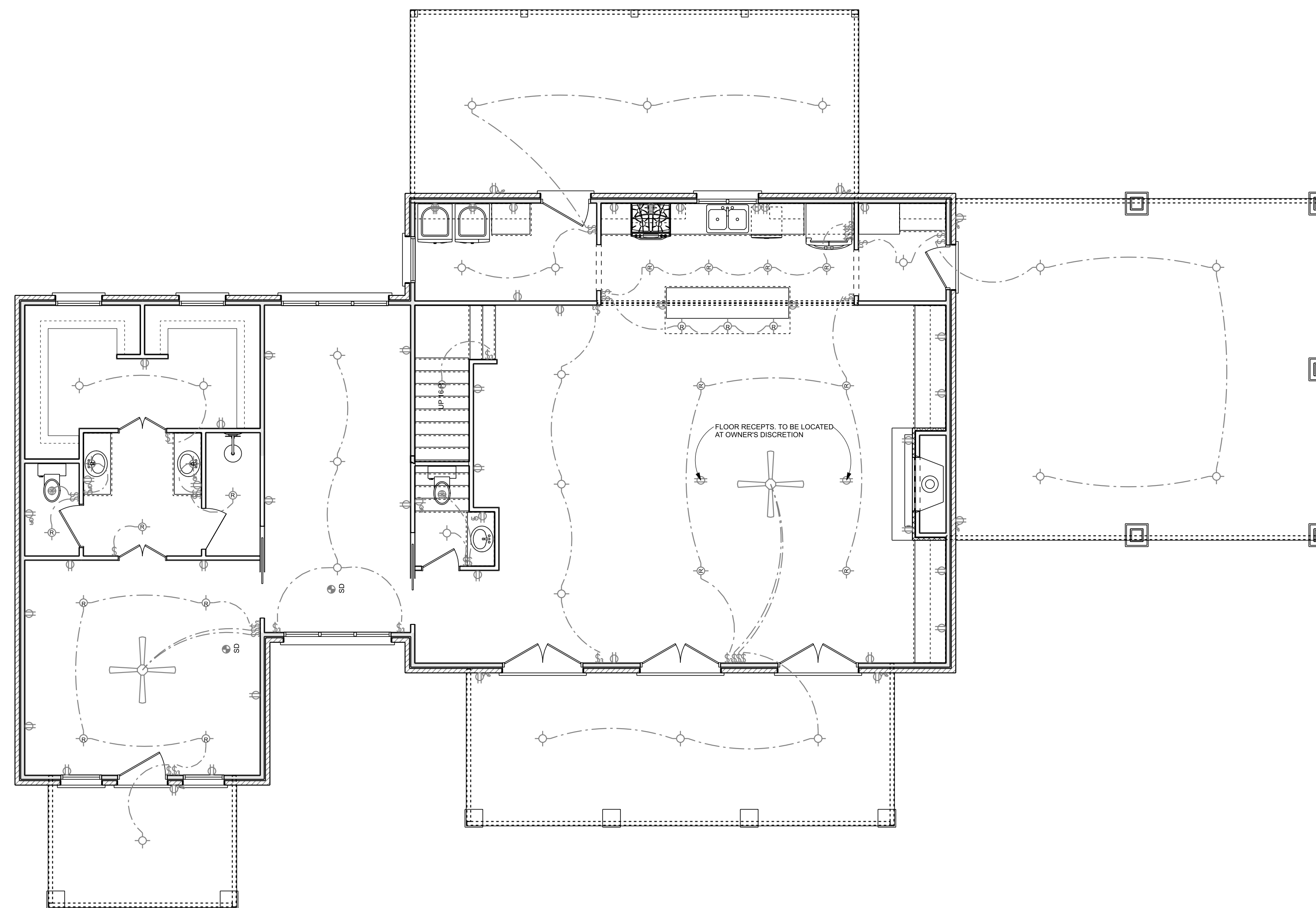
PAGE: 3



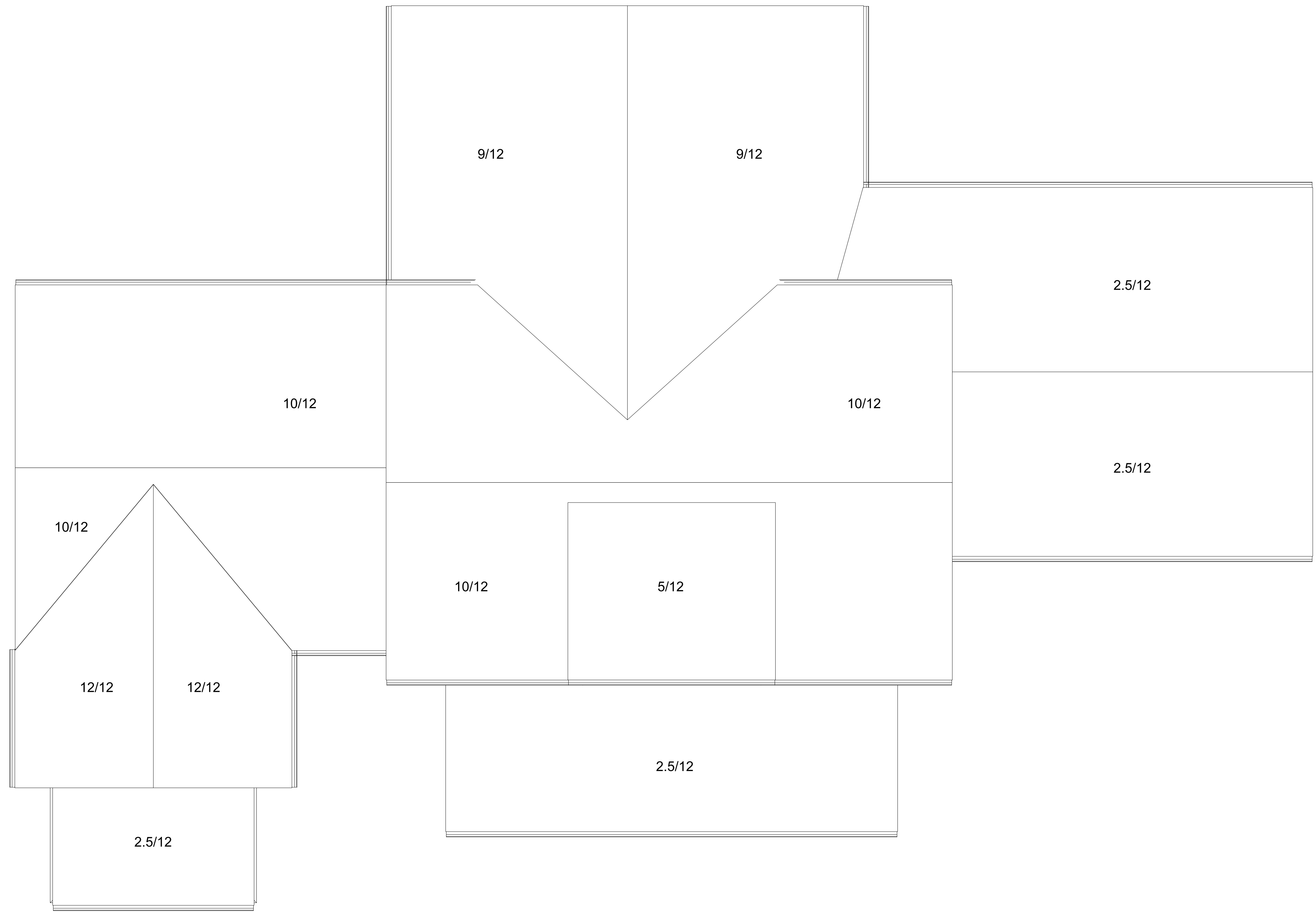




SECOND FLOOR PLAN - ELECTRICAL

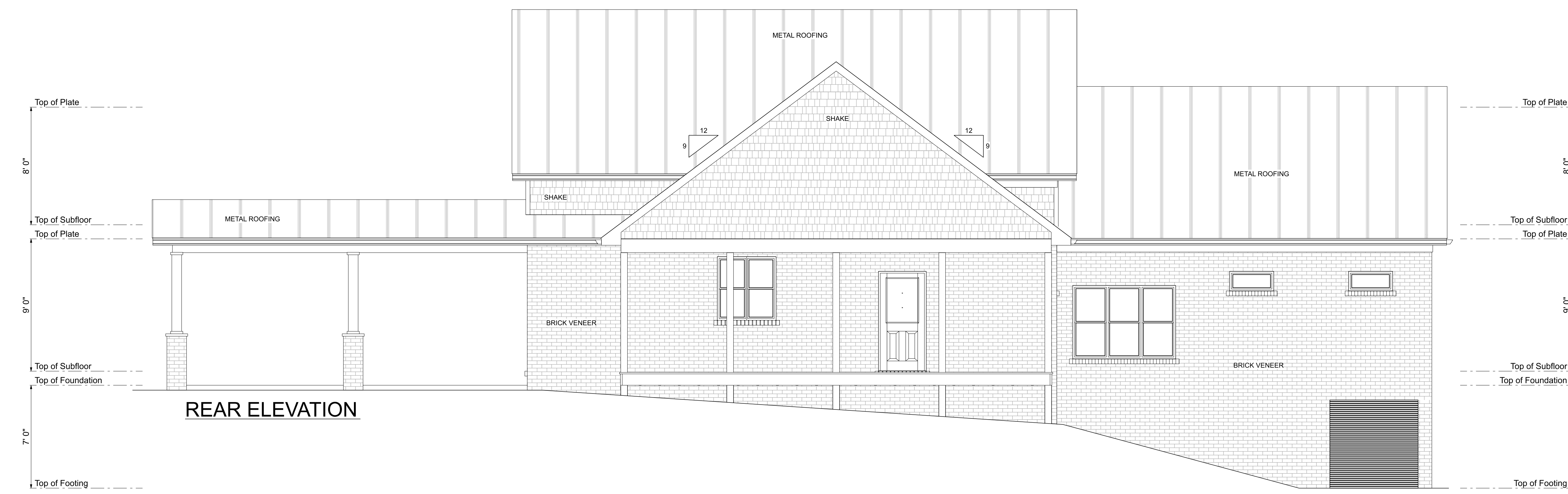


MAIN FLOOR PLAN - ELECTRICAL

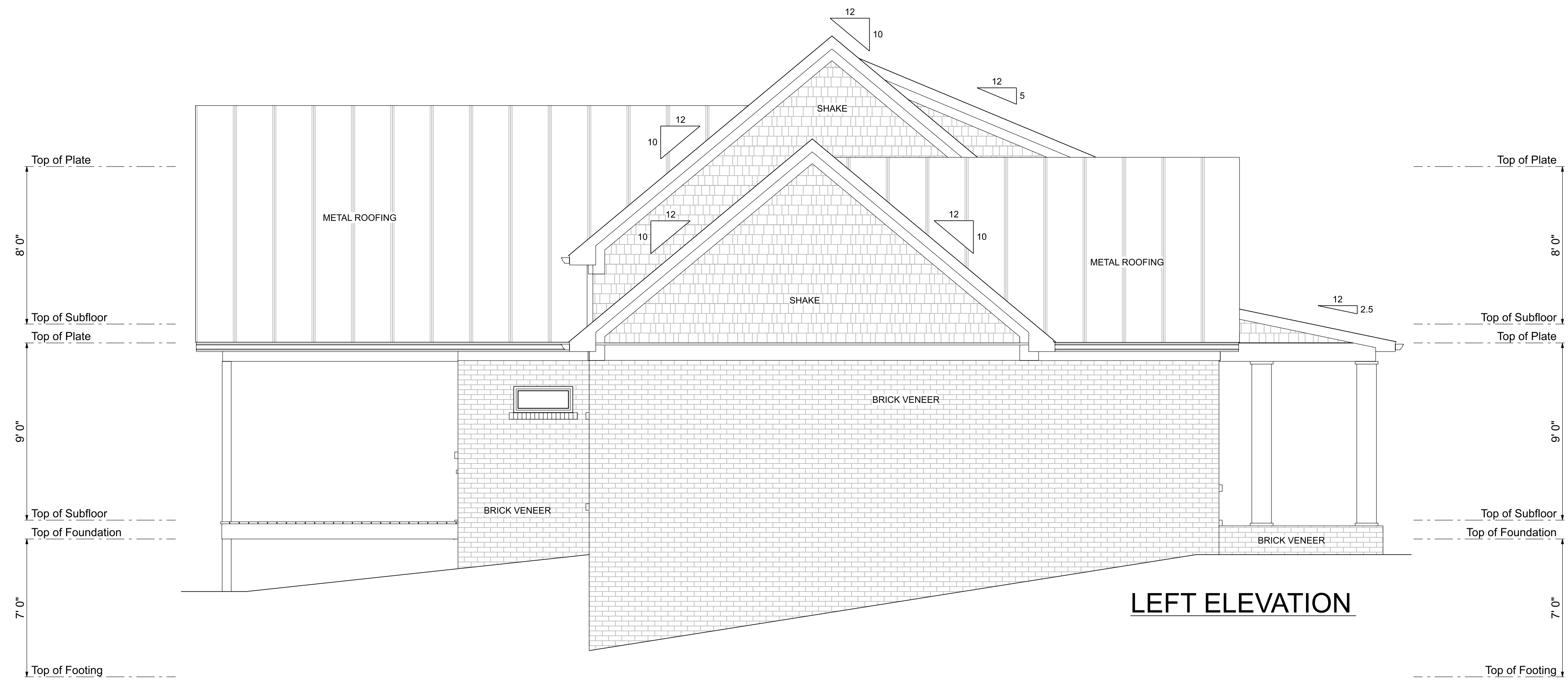




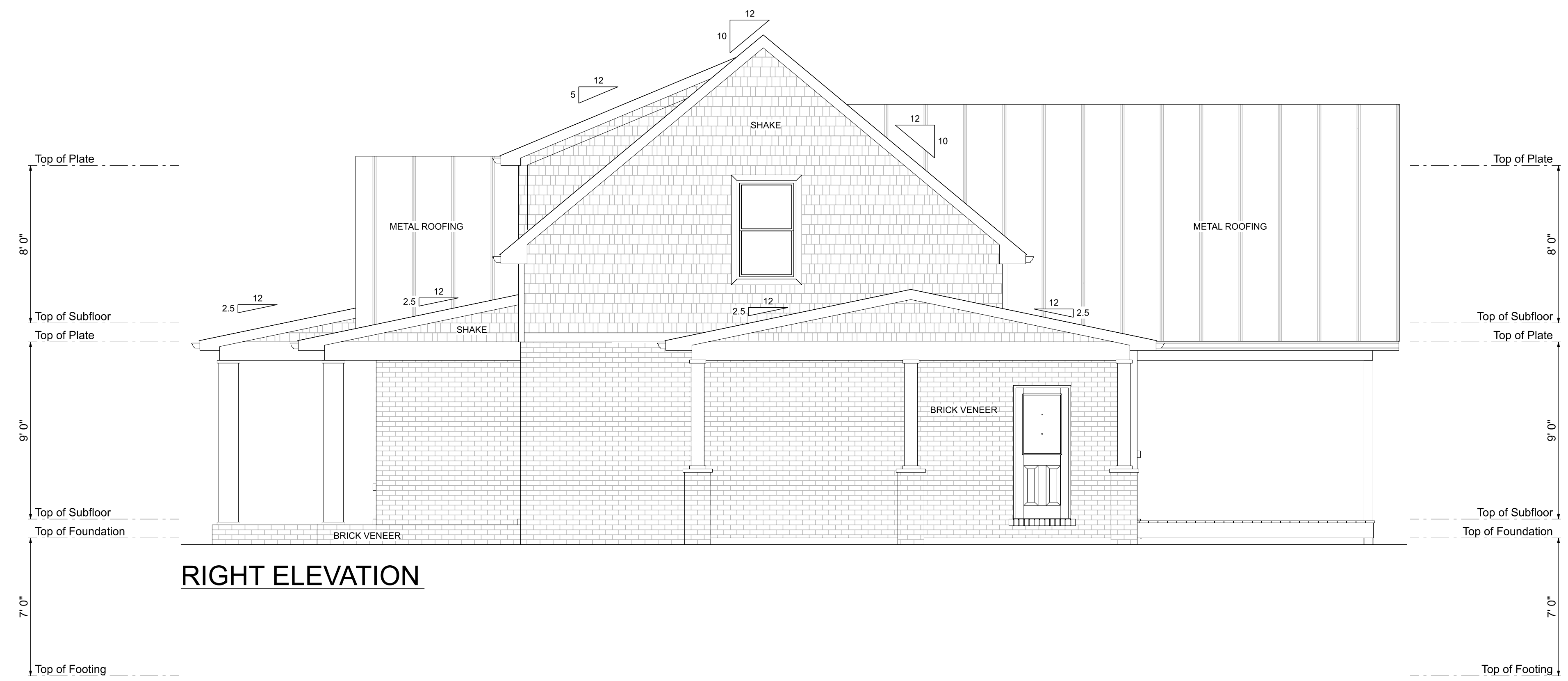
FRONT ELEVATION



REAR ELEVATION



LEFT ELEVATION



RIGHT ELEVATION

STATEMENT

Walter W. Coleman, Jr., Surveyor
174 Richert Ridge In
Springville, Alabama 35146

October 10, 2020.

David Keith Cornelius

For: 3 PERCOLATION TEST located Sec. 2, T. 16 S., R. 1 E. in Argo, Alabama.

Amount.....\$ 1,750.00

Make check payable to: Walter Coleman

DKC
1467
10-9-20

Septic
Tank

STATEMENT

Walter W. Coleman, Jr., Surveyor
174 Richert Ridge In
Springville, Alabama 35146

September 11, 2020.

David Keith Cornelius

For: Survey of property located Sec. 2, T. 16 S., R. 1 E. in Argo, Alabama.

Amount.....\$ 675.00

Make check payable to: Walter Coleman

Survey

Pd
9-17-20
DKC
#1463

675123

Invoice

SOLD TO <i>Ginger & Keith</i>		SHIPPED TO <i>Grier Contracting</i>		VIA
ADDRESS		ADDRESS		
CITY, STATE, ZIP <i>Argo</i>		CITY, STATE, ZIP		
CUSTOMER ORDER NO.	SOLD BY	TERMS	F.O.B.	DATE

953 Track Loader
Clearing
TOTAL \$ 700.00

*pd
pkc

1-9-21*

Blair Block, LLC.

P.O. Box 347
Childersburg, AL 35044

Phone # 256-378-3345
Fax # 256-378-3347

Invoice

Date	Invoice #
6/17/2021	48392

Bill To
Ginger Cornelius

Ship To
619 Ridge View Dr Trussville Call Kevin

P.O. Number	Project Name	Project #	Terms	Rep	Ship	Via	F.O.B.	PALLETS
				DR	5/26/2021	Aldo		NO/ Bric...

Qty	Item Code	Description	Cubes	Price...	Amount
1,404	8" lightweight block	8" lightweight block (108/cube)	13 cubes 8"	1.60	2,246.40T
990	12" lightweight bl...	12" lightweight block (66/ cube)	15 cubes 12"	2.30	2,277.00T
240	Concrete Brick	Concrete Brick (360/cube)	2 layers Brick	0.55	132.00T
70	Zone C Lehigh Ty...	Zone C Lehigh Type S (45/pallet)	1 pallet + 25 bags S	11.00	770.00T
8	Bagged Sand	Bagged Sand (1 yd. tote)	8 totes Sand	100.00	800.00T
50	8" anchor bolts	8" anchor bolts contractor	1 box 8" anchor bolts	1.70	85.00T
1	Wall ties (500/box...	Wall ties (500/box) contractor	1 box wall ties	35.00	35.00T
1	47" X 48" wooden...	47" X 48" wooden pallets		15.00	15.00T
		Truck 1	5/26 Aldo		
		3 cubes 8"			
		8 cubes 12"			
		2 layers Brick			
		1 pallet type S			
		2 totes Sand			
		1 box Wall Ties			
		1 box 8" anchor bolts			
		Truck 2 Put sand on opposite side from last time			
		6-16 Aldo			
		10 cubes 8"			
		3 cubes 12"			
		25 bags S			
		2 totes Sand			
		Truck 3	6-17 Aldo		
		4 cubes 12"			
		4 totes sand			

Thank you for your business		Sales Tax (10.0%)	\$636.05
CUSTOMER SIGNATURE:		Total	\$6,996.45

*** NO RETURNS OR EXCHANGES ***

WAB
Cmt. Acct
#102
6-18-21

Fax _____

Mike Smith Masonry
241 Richert Ridge Lane
Springville, AL 35146
(205) 368-6227



Customer Ginger & Keith
Corthenes

TERMS: Due on Receipt of Invoice

DATE: 6/25/21

QUANTITY	DESCRIPTION	AMOUNT
2594	Block + slag Brick Thanks	8000.00

pd
6-25-21
1038
Cont acct

Invoice

C.A.T. Contracting, LLC
 P.O. Box 1405
 Pinson, AL 35126

DATE	INVOICE #
4/15/2021	12758

<i>BILL TO</i>	<i>Job Location</i>
<i>Ginger Cornelius</i>	<i>619 Ridge View Dr 4/13/21</i>
	<i>I.D. #</i>
	<i>TERMS</i>

<i>ITEM</i>	<i>QUANTITY</i>	<i>DESCRIPTION</i>	<i>RATE</i>	<i>AMOUNT</i>
<i>Footing</i>		<i>Digging & pouring 24" x 12" w/(2) #4 rebar</i>	<i>4,240.00</i>	<i>4,240.00</i>
<i>Concrete</i>	<i>50</i>	<i>Concrete purchased in behalf of the customer.</i>	<i>122.00</i>	<i>6,100.00</i>
<i>pump truck</i>		<i>Pump truck</i>	<i>975.00</i>	<i>975.00</i>

<i>Phone #</i>	<i>Total</i>	<i>\$11,315.00</i>
205-538-6031		

Confirm Payment - CEMEX Cash Sales Payments

Biller Group: CEM - CEMEX

Biller: CCO - Cash Sales Payments

PAYMENT CONFIRMATION

Payment Confirmation Print Request:

**In case customer requires payment confirmation,
please print this page by pressing CTRL + P keys on keyboard and then click on
Print button.**

Confirmation Number: CEMCCO001318251

Confirmation Date (ET): Jun-30-2021 08:08:28 AM

Your Payment Detail

Payment Amount: \$1,628.00

Scheduled Payment Date: Jun-30-2021

Amount Due: \$1,628.00

Payment Due Date: Jun-30-2021

Reference Code: 0000000001206923

Plant Number: CASH5503

CEMEX Admin User ID: sposey

Your Account Detail

Card Account Nickname: Master Card

Cardholder Name*: CORNELIUS

Credit Card or Debit Card Number: XXXXXXXXXXXXXXX2687

Credit Card or Debit Card Type: Master Card Credit

Your Credit/Debit Card Billing Information

Billing Street Address 1*: 2565 RUFFNER RD

Billing Street Address 2:

Billing Street Address 3:

Billing City*: BIRMINGHAM

Billing State*: AL

Billing Zip Code*: 35173

Billing Country*: United States

Email Address: ccojpmconfirmation@cemex.com

*Concrete
for
Block
Fill*



Work Order

Date

No. 0012

4/30/21
Customer No.:

NICHOLS CONCRETE EQUIPMENT CO., INC.

P.O. Box 454 • Pelham, Alabama 35124
(205) 664-3430 • FAX (205) 664-3446

BILL ADDRESS
COD
908 7414

SITE ADDRESS
619 Ridgewood Dr
Trussville
BRANCH
 BHM LOX
 CHAT KNOX
 HUNT DEST

ABOUT THE JOB (OPERATOR COMPLETES IF BLANK)				
UNIT # / SIZE	SIZE REQSTD.	EMPLOYEE (S)	LOT	READY-MIX
305 12	32	Paul		
POUR TYPE	EST. YARDS		PO NUMBER	

READINGS (OPERATOR COMPLETES)			FROM GAUGES		QUANTITIES	
TIME OF DAY						
Leave Yard: _____	Arrive Job: <u>9:30</u>		Pump Hours		Prime: <u>1</u>	
			Out: _____			
			In: _____		Yards	
Leave Job: <u>12:00</u>	Arrive Yrd: _____		Truck Miles (Hub)		Pumped: _____	
			Out: _____		Fuel: _____	
			In: _____			

ACTUAL CHARGES (OFFICE COMPLETES)	
Job Hours: _____	Pump Hrs: _____
Billed Hours: _____	Trk Miles: _____

SEE REVERSE SIDE
FOR TERMS & CONDITIONS

ADDITIONAL LABOR HOURS WORKED			
EMPL. ID	START	END	HOURS
JOB CODE	TYPE	EXPLANATION	

JOB SUMMARY			
Total Hours:	<u>3.5</u>	@ <u>165.00</u>	= <u>577.50</u>
Total Yards:	<u>10</u>	@ <u>40.00</u>	= <u>400.00</u>
Mobilization:	<u>1</u>	@ <u>165.00</u>	= <u>165.00</u>
Prime:		@	=
Other:		@	=
		@	= <u>\$782.50</u>

DIRECTIONS: Off road # 1002
5-3 Vertical Hose

SYSTEM: _____
COMMENTS: _____

The above times & quantities are verified correct by: X [Signature] Date: 4-30-2021



Ginger Cornelius <ggcornelius17@gmail.com>

Payment Information for Trussville Gas & Water

1 message

TrussvilleGW@trussville.com <TrussvilleGW@trussville.com>

Thu, Jan 7, 2021 at 11:08 AM

Reply-To: Customerpayments@trussville.com

To: GGCORNELIUS17@gmail.com

Dear **GINGER CORNELIUS**,

We are pleased to confirm your payment with Trussville Gas & Water. Below is the summary of your payment transaction. Your payment has been received and will be posted to your account on the next business day if payment was made before 7:00 p.m. CST or on the 2nd business day if payment was made after 7:00 p.m. CST. Thank you for your continued relationship with Trussville Gas & Water..

Confirmation Number: 1400573302
Payment Date: Jan 07, 2021 11:07:58 AM
Payment Amount: \$1,000.00
Total Amount Charged: \$1,000.00

Pat will charge balance tomorrow } over limit for day

Contact Information

First Name: GINGER
Last Name: CORNELIUS
ZIP code: 35173
Daytime Phone Number: (205) 908-7414
Email Address: GGCORNELIUS17@GMAIL.COM

Account Information

Payment Type: Utility Payment
Customer Number: 149927
Pin Number: 6190
Payment Method: Debit Card
Date Due: Jan 7, 2021

Payment Method Information

Card Type: MasterCard (Debit)
Card Number: *****1504
Card Holder Name: GINGER CORNELOIUS



Ginger Cornelius <ggcornelius17@gmail.com>

Payment Information for Trussville Gas & Water

1 message

TrussvilleGW@trussville.com <TrussvilleGW@trussville.com>

Fri, Jan 8, 2021 at 8:37 AM

Reply-To: Customerpayments@trussville.com

To: GGCORNELIUS17@gmail.com

Dear **GINGER CORNELIUS**,

We are pleased to confirm your payment with Trussville Gas & Water. Below is the summary of your payment transaction. Your payment has been received and will be posted to your account on the next business day if payment was made before 7:00 p.m. CST or on the 2nd business day if payment was made after 7:00 p.m. CST. Thank you for your continued relationship with Trussville Gas & Water..

Confirmation Number: 1402498106
Payment Date: Jan 08, 2021 8:37:24 AM
Payment Amount: \$850.00
Total Amount Charged: \$850.00

Contact Information

First Name: GINGER
Last Name: CORNELIUS
ZIP code: 35173
Daytime Phone Number: (205) 908-7414
Email Address: GGCORNELIUS17@GMAIL.COM

*C.O.
balance of
water service
start up*

Account Information

Payment Type: Utility Payment
Customer Number: 149927
Pin Number: 6190
Payment Method: Debit Card
Date Due: Jan 8, 2021

Payment Method Information

Card Type: MasterCard (Debit)
Card Number: *****1504
Card Holder Name: GINGER CORNELOIUS



Alabama Power Company
 Attn: Aviles, Giovanni Alberto
 6641 Green Drive
 Trussville, AL 35173

04/20/2021

INVOICE

Customer Information

Name: GINGER CORNELIUS
Address: 619 RIDGEVIEW DR TRUSSVILLE AL
City: TRUSSVILLE
Phone:

Invoice Information

Invoice #:
Order No: A6150-00-BW21
Rep:
FOB:

Quantity	Description	Unit Cost	Total
1	UG FACILITIES	\$1,393.82	\$1,393.82
			\$0.00
			\$0.00
			\$0.00
Total:			\$1,393.82

Additional Comments

Payment Details

Check (Make all checks payable to Alabama Power Company.)
 Cash

Office Use Only

NOTE: For any questions regarding this invoice, please contact Aviles, Giovanni Alberto at 205-226-1551.

DESCRIPTION:

TRACT 1

Commence at a 1" iron pipe at the Southeast corner of the Northwest 1/4 of the Southwest 1/4 of Section 2, Township 16 South, Range 1 East; thence South 89 degrees 26 minutes 34 seconds West a distance of 293.15 feet to a 1/2" iron pin(LS # 13409); thence North 51 degrees 43 minutes 53 seconds West a distance of 752.58 feet to a railroad spike in Ridge View Drive; thence North 22 degrees 52 minutes 31 seconds East along the roadway a distance OF 173.51 feet to a nail in pavement for a point-of-beginning; thence North 22 degrees 52 minutes 31 seconds East a distance of 7.14 feet to a 5/8" iron pin in pavement; thence North 22 degrees 52 minutes 41 seconds East a distance of 199.29 feet to a 1/2" iron pin(LS # 13409); thence South 63 degrees 32 minutes 12 seconds East a distance of 822.20 feet to a 1/2" iron pin(LS # 13409); thence; thence South 1 degree 30 minutes 54 seconds West a distance of 345.07 feet a 1/2" iron pin(LS # 13409); thence North 57 degrees 09 minutes 07 seconds West a distance of 376.00 feet to a 1/2" iron pin(S # 13409); thence continue North 57 degrees 09 minutes 07 seconds West a distance of 584.80 feet to the point-of-beginning. Containing 5.19 acres and lying in the Northwest 1/4 of the Southwest 1/4 of Section 2, Township 16 South, Range 1 East, St. Clair County, Alabama. Subject to the road right-of-way.

DESCRIPTION:

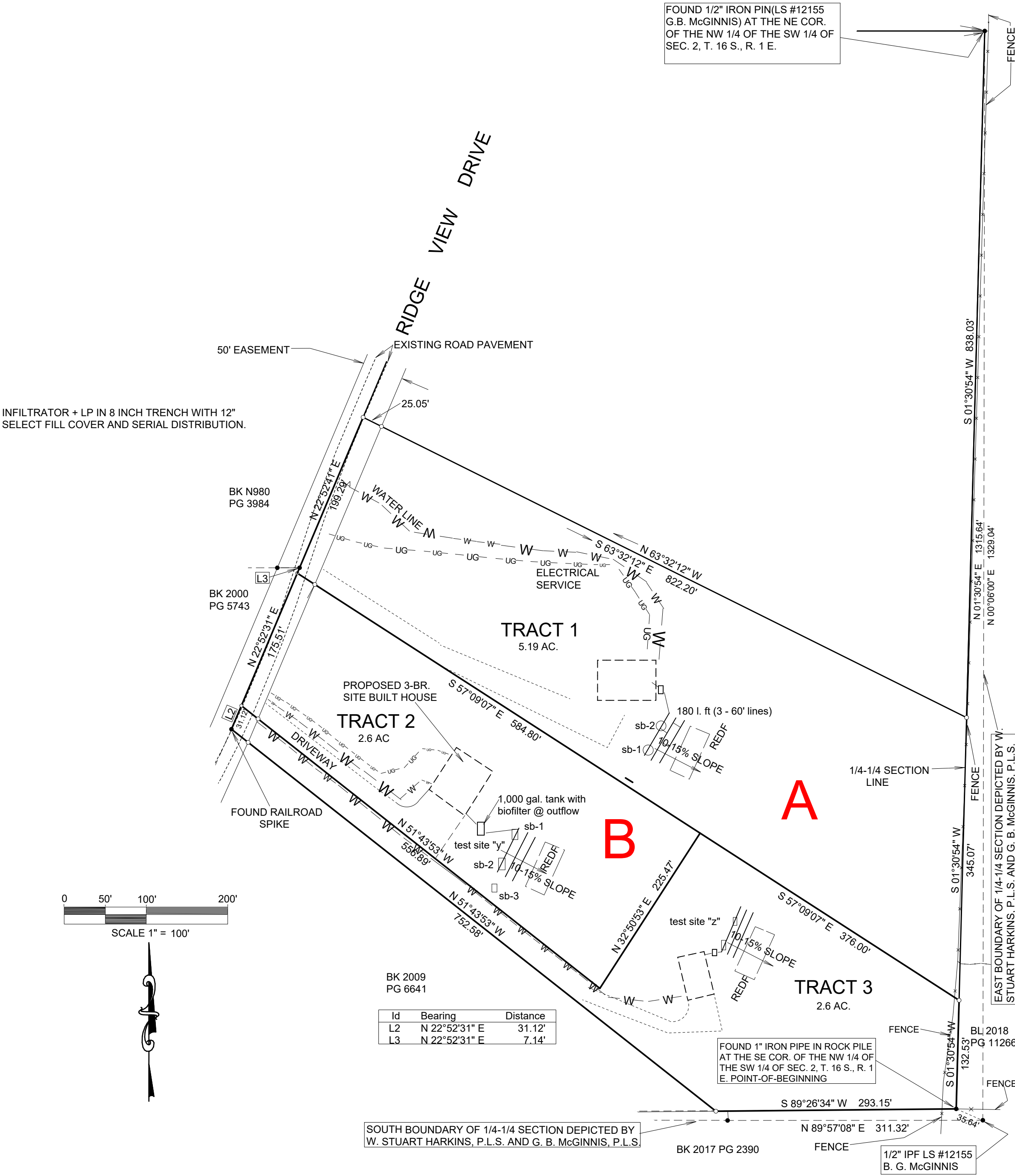
TRACT 2

Commence at a 1" iron pipe at the Southeast corner of the Northwest 1/4 of the Southwest 1/4 of Section 2, Township 16 South, Range 1 East; thence South 89 degrees 26 minutes 34 seconds West a distance of 293.15 feet to a 1/2" iron pin(LS # 13409); thence North 51 degrees 43 minutes 53 seconds West a distance of 752.58 feet to a railroad spike in Ridge View Drive; thence North 22 degrees 52 minutes 31 seconds East along the roadway a distance OF 31.12 feet to a nail in pavement for a point-of-beginning; thence North 22 degrees 52 minutes 31 seconds East a distance of 175.51 feet to a nail in pavement; South 57 degrees 09 minutes 07 seconds East a distance of 584.80 feet to a 1/2" iron pin(LS # 13409); thence South 32 degrees 05 minutes 53 seconds West a distance of 225.47 feet to a 1/2" iron pin(LS # 13409); thence North 51 degrees 43 minutes 53 seconds West a distance of 556.89 feet to the point-of-beginning. Containing 2.3 acres and lying in the Northwest 1/4 of the Southwest 1/4 of Section 2, Township 16 South, Range 1 East, St. Clair County, Alabama. Subject to the road right-of-way.

DESCRIPTION:

TRACT 3

begin at a 1" iron pipe at the Southeast corner of the Northwest 1/4 of the Southwest 1/4 of Section 2, Township 16 South, Range 1 East; thence South 89 degrees 26 minutes 34 seconds West a distance of 293.15 feet to a 1/2" iron pin(LS # 13409); thence North 51 degrees 43 minutes 53 seconds West a distance of 752.58 feet to a railroad spike in Ridge View Drive; thence North 22 degrees 52 minutes 31 seconds East along the roadway a distance of 31.12 feet to a nail in pavement; thence South 51 degrees 43 minutes 53 seconds East a distance of 556.89 feet to a 1/2" iron pin(LS # 13409); thence North 32 degrees 05 minutes 53 seconds East a distance of 225.47 feet to a 1/2" iron pin(LS # 13409); thence South 57 degrees 09 minutes 07 seconds East a distance of 376.00 feet to a 1/2" iron pin; thence South 01 degrees 30 minutes 54 seconds West a distance of 132.53 feet to the point-of-beginning. Containing 2.6 acres and lying in the Northwest 1/4 of the Southwest 1/4 of Section 2, Township 16 South, Range 1 East, St. Clair County, Alabama. Subject to the road right-of-way.

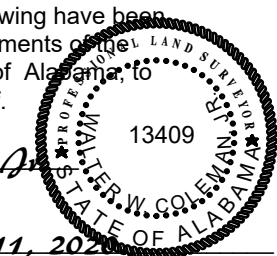


○ - INDICATES 1/2" IRON PINS SET - RLS # 13409 UNLESS OTHERWISE NOTED

NOTE: THIS PLAT HAS BEEN REVISED TO REFLECT THE CORRECT TOWNSHIP NUMBER AS BEING "TOWNSHIP 16 SOUTH" IN ALL INSTANCES WHERE "TOWNSHIP 15 SOUTH" WERE FOUND.

I hereby state that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Alabama, to the best of my knowledge, information and belief.

Walter W. Coleman, Jr.
Walter W. Coleman, Jr., Surveyor
Alabama License # 13409 Date: September 11, 2020



TYPE OF SURVEY: BOUNDARY	SURVEY FOR DAVID K. CORNELIUS & CHAD HARLAND		
WALTER W. COLEMAN, JR., SURVEYOR 174 RICHERT RIDGE LANE SPRINGVILLE, AL 35146 (205) 613-0665			
SCALE 1" = 100'	DATE OF FIELD SURVEY: 5/29/2020 & 9/2020	FILE # 2161EL2B-9/20	

Walter W. Coleman, Jr. DATE REVISED: April 15, 2021.