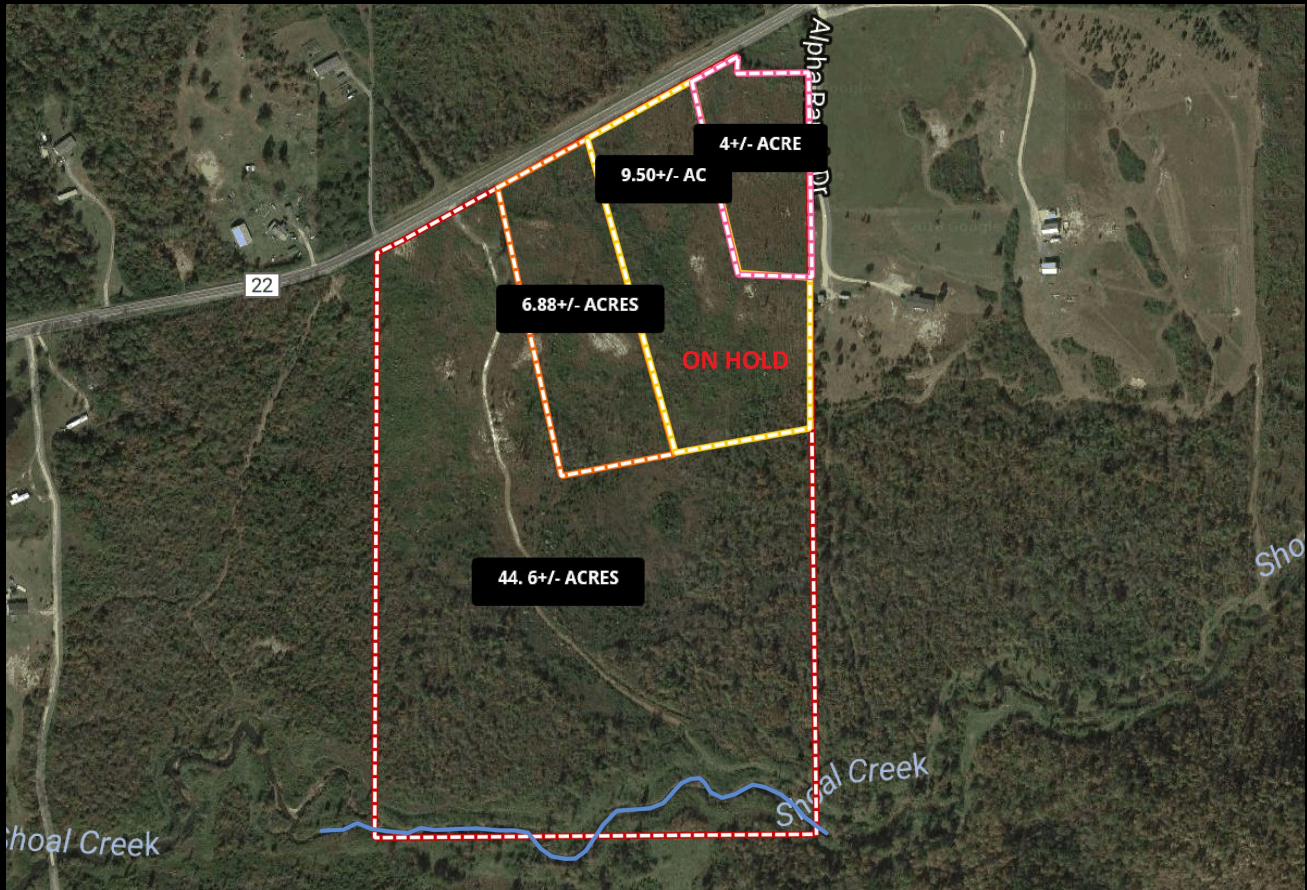


3 Tracts For Sale

Ashville, AL



Come Homestead the Valley in Shoal Creek in Ashville, AL. Several Tracts to Choose or Buy all. 4 +/- Ac. 6.88 +/-, 9.5 +/- on Hold, or 44 +/- Acre. All tracts will have road frontage with Water and Power at the Road. 44 +/- Acres or if Purchased all, you would have nearly 1,000 feet on Shoal Creek. Opportunity for Additional Green Fields to Hunt Turkey and Deer. Lays great to fence for Cattle or Horses. Some restrictions will apply.

- 4 +/- Ac \$34,900
- 6.88 +/- Ac \$39,900
- 9.5 +/- Ac - On Hold 4
- 4 +/- Ac \$184,900

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.

Shoal Creek Rd

Ashville, AL ~ GPS 33.81071, -86.13259



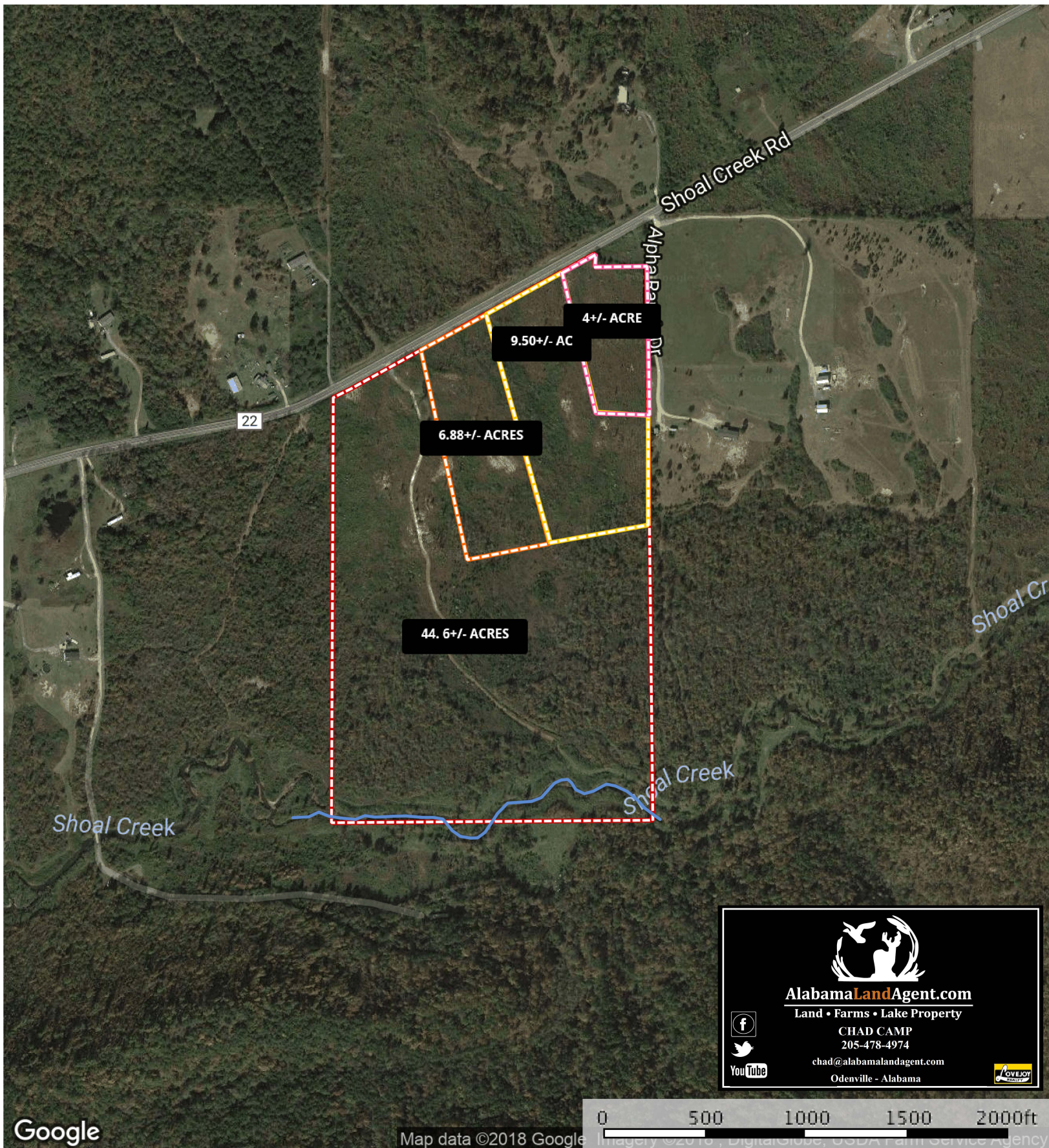
AlabamaLandAgent.com

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Chad Camp
205-478-4974



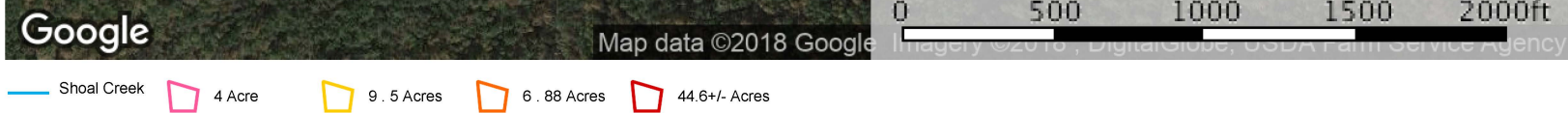
(800) 699-5816




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Land • Farms • Lake Property
CHAD CAMP
205-478-4974
chad@alabamalandagent.com
Odenville - Alabama





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: _____