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Land • Farms • Lake Property

Chad Camp
205-478-4974



14+/- ACRES

Margaret, AL - GPS 33.64537, -86.46964

14.59 Acre Hidden Retreat on Little Black Creek. Come Build your Cabin or Complete the Chalet Started. Property is immersed in Timberland Landscape and the Current Structure would overlook the Creek. Good bottom land area for Bow Hunting. Mature Hardwoods and very scenic. Only 1 homesite. Possible pond site too.

Directions: From Birmingham: Go I-20 to Exit 144B, North on Hwy 411, left on Sanie Road, Left on Isbell Rd, Right into Magnolia Lake. 1st Street on your left. Property on the right before Cul-de-sac.

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STATE OF ALABAMA
COUNTY OF ST. CLAIR

LEGAL DESCRIPTION:

COMMENCE AT A 3" IRON PIPE MARKING THE NE CORNER OF THE NE1/4-NW1/4 OF SECTION 18, T-16-S, R-2-E, THENCE N89°58'49"W 163.42' ALONG THE NORTH LINE OF SAID FORTY TO A 1/2" REBAR CAPPED(CA-497-LS), SAID POINT BEING THE POINT OF BEGINNING, THENCE LEAVING SAID FORTY LINE S31°06'27"W 260.59' TO A 1/2" REBAR CAPPED(CA-497-LS), THENCE S01°20'45"W 269.17' TO A 1/2" REBAR CAPPED(CA-497-LS), THENCE S47°02'04"E 463.98' TO A 1/2" REBAR CAPPED(CA-497-LS), THENCE S77°26'54"E 183.42' TO A 1/2" REBAR CAPPED(CA-497-LS), THENCE S88°49'39"E 219.01' TO A 1/2" REBAR CAPPED(CA-497-LS), THENCE N69°02'04"E 201.80' TO A 1/2" REBAR CAPPED(CA-497-LS), THENCE N68°27'30"E 101.89' TO A 1/2" REBAR CAPPED(CA-497-LS), THENCE S57°12'23"E 338.52' TO A 1/2" REBAR CAPPED(CA-497-LS) ON THE WESTERLY R/W OF MAGNOLIA CREST LANE (60' R/W), THENCE ALONG SAID R/W ALONG A CURVE WITH A RADIUS OF 430.00' AND A CHORD BEARING AND DISTANCE OF S26°19'31"W 69.86' TO A 1/2" REBAR CAPPED(CA-497-LS), THENCE CONTINUE ALONG SAID R/W S21°39'57"W 91.24' TO A 1/2" REBAR CAPPED(CA-497-LS), THENCE CONTINUE ALONG SAID R/W AND ALONG A CURVE WITH A RADIUS OF 25.00' AND A CHORD BEARING AND DISTANCE OF S43°18'55"W 18.45' TO A 1/2" REBAR CAPPED(CA-497-LS), THENCE CONTINUE ALONG SAID R/W AND ALONG A CURVE WITH A RADIUS OF 50.00' AND A CHORD BEARING AND DISTANCE OF S38°02'36"W 45.28' TO A 1/2" REBAR CAPPED(CA-497-LS), THENCE LEAVING SAID R/W N79°56'51"W 353.62' TO A 1/2" REBAR CAPPED(CA-497-LS), THENCE S40°59'45"W 123.26' TO A 1/2" REBAR CAPPED(CA-497-LS), THENCE S19°59'39"W 189.37' TO A 1/2" REBAR CAPPED(CA-497-LS), THENCE N89°42'09"W 414.69' TO A 1/2" REBAR CAPPED(ROBERTS) MARKING THE SW CORNER OF THE NW1/4-NE1/4 OF SECTION 18, T-16-S, R-2-E, THENCE N89°45'28"W 187.73' ALONG THE SOUTH LINE OF SAID FORTY TO A POINT IN THE CENTER OF LITTLE BLACK CREEK, THENCE LEAVING SAID FORTY LINE AND ALONG THE CENTER OF SAID CREEK THE FOLLOWING BEARINGS AND DISTANCES: N02°54'07"W 82.25' TO A POINT, THENCE N14°12'59"E 57.11' TO A POINT, THENCE N23°39'28"E 49.52' TO A POINT, THENCE N03°06'51"E 83.12' TO A POINT, THENCE N25°24'51"E 50.88' TO A POINT, THENCE N13°19'48"E 73.82' TO A POINT, THENCE N02°20'37"W 35.80' TO A POINT, THENCE N22°19'55"W 45.65' TO A POINT, THENCE N49°12'43"W 58.85' TO A POINT, THENCE N41°08'22"W 372.76' TO A POINT, THENCE N32°55'28"W 52.14' TO A POINT, THENCE N09°58'08"W 55.16' TO A POINT, THENCE N00°24'06"W 450.53' TO A POINT ON THE NORTH LINE OF SAID NE1/4-NW1/4 OF SAID SECTION 18, THENCE LEAVING SAID CENTER OF SAID CREEK AND ALONG THE NORTH LINE OF SAID FORTY S89°58'49"E 313.61' TO THE POINT OF BEGINNING, CONTAINING 14.59 ACRES MORE OR LESS.

Deed Restricts to 14.5+ acres within Magnolia Lake

STATE OF ALABAMA }
ST. CLAIR COUNTY }
TOWN OF MARGARET }

- A. This tract shall be used for owner occupied residential purposes only. No home shall be purchased with the primary intent being Investment Rental Property. Homeowners may be allowed to rent home in the event owners move and/or are relocated and home has not sold. Any other uses will also need to be approved in writing by the developers. No business or commercial building may be erected on any lot and no business or commercial activity may be conducted on any lot without written consent.
- B. Only one single-family site built home is permitted per lot. Home must be of conventional type construction including log home or other natural materials including stone, brick, vinyl, stucco (drivet) or masonite exterior. All dwellings shall have brick, rock or stone foundation, logs, or other decorative materials. There shall be no concrete type blocks exposed to public view of the street. Property may not be subdivided or reduced in size except by developers only during initial sale. All home and site plans must be reviewed and approved by the developers. No building shall be erected, constructed, altered or placed on any lot until the construction plans and specifications and a plan showing the location of the structure upon the lot have been approved by the architectural control committee and/or developer as to the quality of workmanship and materials, harmony of external design with existing structures, and as to location with respect to topography and finish grade elevation. No structure shall be erected, constructed, altered, placed, or permitted to remain on any lot other than one single-family dwelling not to exceed two and one-half stories in height. No lot may be subdivided or reduced in size.
- C. The Architectural Control Committee shall be composed of Brian Camp and Lyman Lovejoy. The majority of the committee may designate a representative to act for it. In the event of the death or resignation of any member of the committee, the remaining members shall have full authority to designate a successor. Neither the members of the committee, nor the representative, shall be entitled to any compensation for services pursuant to this covenant. The committee's approval or disapproval as required in these covenants shall be in writing through use of the Application Process. The application shall be picked up at the office of Lovejoy Realty.
- D. There shall be no mobile, modular or manufactured homes placed on this property. Developers reserve the right to allow a temporary camper on this particular site until home is built. At no time will multiple campers or camp sites be allowed as the intent for this property is residential use and temporary recreation until home is built. All motor homes/travel trailers, boats, trailers, ATVs, etc. shall be kept behind the back rear building line or out of the view from the street once home is built (allowed by developers during time of temporary recreation use). None of the following may be used as a temporary or permanent residence: tents, sheds, shacks, or other homemade structures. Only one camper site is allowed until home is built. After such time, the intent is for a normal residential use. No junk or inoperative vehicle of any kind shall be permitted on any lot, and no automotive repairs shall be conducted on any lot except for personal temporary repairs.
- E. All homes must have a minimum of 900 sq ft of heated and cooled living area (excluding any basements - finished or unfinished, porches, decks or garages) whether one level or multi-level. All home final plans to be approved by Architectural Control Committee through the Application Process.
- F. When construction begins on any structure, the exterior must be completed within 1 year.
- G. All driveways are subject to approval by the Town of Margaret and St. Clair County. All pipes shall be placed deep enough to catch water and prevent washing on the street. The developer, city or county should be notified when installing the pipe at the road. The owner is required to maintain road to prevent mud from being tracked onto streets and from an appearance stand point.
- H. All mailboxes shall be uniform in form and size to those within Magnolia Lake Subdivision. All mailboxes to be purchased through an approved vendor. The developer can provide contact information for purchasing a mailbox.
- I. All fences to be approved in writing by the Architectural Control Committee prior to any work performed and subject to the same restrictions of magnolia Lake subdivision within 150 feet of any paved roads.
- J. Any outbuildings (garages, barns, etc.) shall complement the home and be placed near the residence on the predetermined house site. Any outbuildings shall not be considered an eyesore to the community. All outbuildings shall be kept free and clear of all exterior debris and shall have an enclosed foundation if visible from the street.
- K. No person shall reside on any lot within the subdivision who shall have been convicted of a criminal sex offense as that term is defined in Section 15-2-21(4), Code of Alabama, 1975, and as may be amended.
- L. No animals, livestock or poultry of any kind shall be raised, bred, or kept on any tract except dogs, cats, or other household pets provided they are not bred or maintained for any commercial purposes. Any dog pen areas, etc. shall be contained within the designated home site area and shall not become an eyesore or nuisance.
- M. No sign of any kind shall be displayed to the public view on any lot except that one identification sign not over 18 inches by 24 inches advertising the property for sale. One sign shall be permitted of not more than 12 square feet advertising the property by builders or realtors to advertise the property during the construction and sales period. No other signs shall be allowed, except a subdivision sales sign by Lovejoy Realty. Any other sales signs by builders or realtors shall not be allowed except the one sign (resales) on each lot as earlier described or otherwise approved by the Architectural Committee. All sales signs shall be removed by the developer once subdivision is complete and all homes have been sold, except for resale by owners on an individual basis.
- N. During lot preparation and construction process, all measures deemed necessary shall be used to prevent mud, storm water or any construction material, etc. from being discharged on any other street or ditch. When construction is complete, a sufficient ground cover must be maintained to eliminate excessive water shed on to street or other tracts. THEREFORE the developers require that all builders and property owners comply with State Regulations (ADEM) during any type of construction to prevent erosion. Silt fence and erosion control measures shall be completed and maintained prior to starting and during excavation. If builder/owner does not comply, developers can and will bring the lot up to necessary ADEM requirements and transfer these costs to the builder and property owners as an assessment of cost plus 20%. Builders and property owners must adhere to the following:
1. Maintain at least 50' of gravel at construction entrance;
 2. Install silt fencing in downhill grade areas near roads;
 3. Vegetate lot when construction/clearing/etc. is complete to prevent erosion.
 4. Comply with building practices and ADEM Regulations: refuse containers, no burning debris, etc.

14 Acres on Little Black Creek

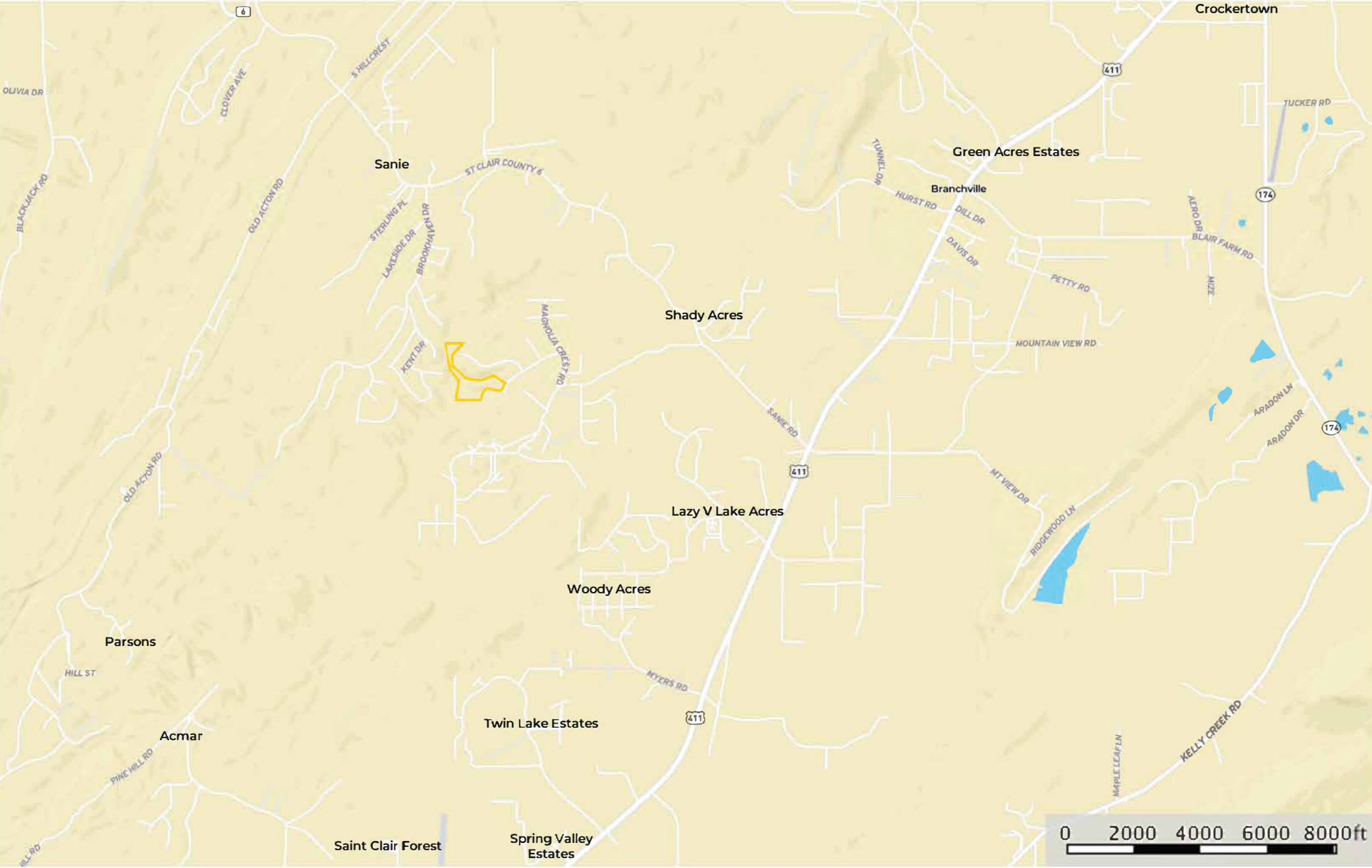
Alabama, AC +/-



14.59 Acres



14 Acres on Little Black Creek
Alabama, AC +/-



14.59 Acres

