

SL-140380

STATE OF ALABAMA

2006028022 Book-5954 Page-293

COUNTY OF MOBILE

Total Number of Pages: 4

RATIFICATION AND CONFIRMATION OF THE COVENANTS, RESTRICTIONS AND LIMITATIONS OF OAK GROVE, UNIT ONE

WHEREAS, On February 11, 2005, Oak Grove Subdivision, LLC, an Alabama limited liability company, was the developer and owner of the following described real property located in Mobile County, Alabama:

Oak Grove, Unit One Subdivision, according to plat thereof recorded in Map Book 106, Page 65 of the records in the Office of the Judge of Probate of Mobile County, Alabama; and

WHEREAS, on February 11, 2005, Oak Grove Subdivision, LLC, executed Declarations of Covenants, Restrictions and Limitations of the aforesaid subdivision. A copy thereof is recorded in Real Property Book 5728, Page 1265 of said Probate Court records; and

WHEREAS, on November 8, 2005, Oak Grove Subdivision, LLC, amended the aforesaid Covenants, Restrictions and Limitations by instrument recorded in Real Property Book 5875, Page 1645 of said Probate Court records; and

WHEREAS, the caption of the aforesaid Declarations and Amendment erroneously described the aforesaid subdivision as Oak Grove Estates and each document erroneously used that name at least once in its body. The second paragraph of the Declarations erroneously described said subdivision as Oak Grove Subdivision; however, the fourth paragraph thereof expressly stated that said Declarations were only applicable to Unit One of said subdivision. The aforesaid errors in said Declarations and Amendment are, therefore, self-correcting and are clearly applicable only to the aforesaid subdivision known as Oak Grove, Unit One; and

WHEREAS, the plat of the aforesaid subdivision known as Oak Grove, Unit One is recorded in Map Book 106, Page 65 of said Probate Court records; however, the aforesaid Declarations erroneously stated that said plat was recorded in Map Book 106, Page 165 of said

11.00

2.00

13.00

Probate Court records. There is no document recorded at Page 165 of Map Book 106 of said Probate Court records and there is no plat of a subdivision known as "Oak Grove Subdivision" of record in the Probate Court of in Mobile County, Alabama. The only plat of any subdivision recorded in the Probate Court of in Mobile County, Alabama which includes the name of "Oak Grove" is the aforesaid subdivision known as Oak Grove, Unit One. Accordingly, the above referenced Declarations are self-correcting and are clearly applicable only to the aforesaid subdivision known as Oak Grove, Unit One; and

WHEREAS, the purpose of this document is to expressly ratify and confirm the aforesaid Covenants, Restrictions and Limitations dated February 11, 2005 and the amendment thereto dated November 8, 2005.

NOW, THEREFORE, for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Oak Grove Subdivision, LLC does hereby expressly CONFIRM that the aforesaid Covenants, Restrictions and Limitations dated February 11, 2005 and recorded in Real Property Book 5728, Page 1265 of said Probate Court records and the amendment to said Covenants, Restrictions and Limitations dated November 8, 2005 and recorded in Real Property Book 5875, Page 1645 of said Probate Court records were intended to be applicable to the aforesaid subdivision known as Oak Grove, Unit One, according to plat thereof recorded in Map Book 106, Page 65 of said Probate Court records. Further, the undersigned does hereby expressly RATIFY and CONFIRM all of the provisions of the aforesaid Declarations and the Amendment thereto and that said instruments are fully applicable to the aforesaid subdivision known as Oak Grove, Unit One, and that any errors contained therein have been fully corrected by this document..

IN WITNESS WHEREOF, the undersigned has caused these presents to be executed on this the 17th day of April, 2006.

OAK GROVE SUBDIVISION, LLC

By Joseph E. Shumock (SEAL)
Joseph E. Shumock, its Manager

Joseph E. Shumock (SEAL)
Joseph E. Shumock, its Member

Floyd M. Crabtree (SEAL)
Floyd M. Crabtree, its Member

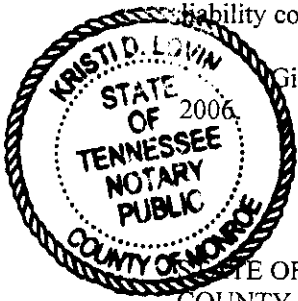
Terry Ann Crabtree (SEAL)
Terry Ann Crabtree, its Member

STATE OF TENNESSEE
COUNTY OF Monroe

I, the undersigned notary public, in and for said State and County, hereby certify that Joseph E. Shumock, whose name as Member and Manager of Oak Grove Subdivision, LLC, a limited liability company, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he

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 notarial seal on this the 14th day of April.



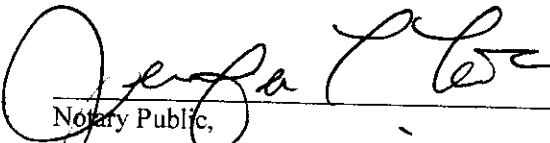
Alabama
STATE OF TENNESSEE
COUNTY OF Mobile

Kristi D. Lovin
Notary Public, My Commission Expires 9/28/08

I, the undersigned notary public, in and for said State and County, hereby certify that Floyd M. Crabtree, whose name as Member of Oak Grove Subdivision, LLC, a limited liability company, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he 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 notarial seal on this the 17th day of April, 2006.

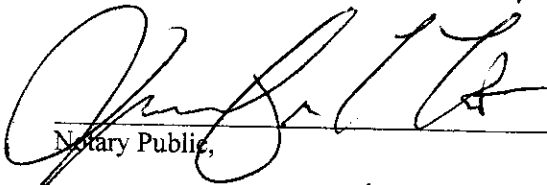
STATE OF ALABAMA
COUNTY OF MOBILE


Notary Public,

my commission exp 6-17-2007

I, the undersigned notary public, in and for said State and County, hereby certify that Terry Ann Crabtree, whose name as Member of Oak Grove Subdivision, LLC, a limited liability company, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, she 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 notarial seal on this the 17th day of April, 2006.


Notary Public,

my commission exp 6-17-2007

Mailing address of declarant:

5920 Shelot Rd
Mobile, AL 36609

This instrument prepared by:

Chase R. Laurendine
Attorney at Law
5909 Airport Blvd.
P. O. Box 850817
Mobile, Alabama 36685

State of Alabama-Mobile County
I certify this instrument was filed on:
April 19, 2006 @ 12:19:59 PM
S.R. FEE \$2.00
RECORDING FEES \$11.00
TOTAL AMOUNT \$13.00

2006028022

Don Davis, Judge of Probate