

**HISTORIC PRESERVATION PLAN
ROEBUCK SPRINGS LOCAL HISTORIC DISTRICT**

MARCH 2002

ROEBUCK SPRINGS HISTORIC PRESERVATION PLAN

I. PURPOSE OF LOCAL HISTORIC DESIGNATION

The City of Birmingham desires to protect its beauty and historical integrity, and to stabilize and improve its neighborhoods by preserving historic buildings and districts. To accomplish this, it adopted Ordinance No. 92-223 in September 1992 (with subsequent amendments in Ordinance No. 00-81) to authorize the designation of local historic buildings and districts. This designation will allow the neighborhood the opportunity to initiate preservation and provide input into how that can be accomplished. By doing so, the City and the Roebuck Springs Neighborhood believe the District's interests and the owners' interests will be enhanced.

As a result of Roebuck Springs' designation as a local historic district, the City of Birmingham's Design Review Committee will review all issues related to the Roebuck Springs Design Review Guidelines. The City of Birmingham has appointed its Design Review Committee (DRC), as established in Section 7-1-185 of the General Code of the City of Birmingham, 1980 as amended, to perform the duties and responsibilities of the Birmingham Historical Commission in accepting, considering, approving, approving as amended, or rejecting applications for Certificates of Appropriateness, to establish detailed design guidelines for each district and to specify the definition, rights and obligation of routine maintenance for each designated district. The Design Review Committee is composed of nine (9) members. Members are nominated by the Mayor and appointed by the City Council. The DRC will meet the second and fourth Wednesday of the month at 7:30 a.m. in the Planning, Engineering & Permits Office on the fifth floor (Room 500) of City Hall. An Urban Design staff person will coordinate with the property owner to review the design guidelines for the district, to prepare slides, to determine exhibits needed for the presentation, and to follow procedures and precedents established by the Design Review Committee in reviewing cases.

II. STATEMENT OF SIGNIFICANCE

Located 11 miles east of central Birmingham in Jones Valley, the Roebuck Springs Historic District, which consists of approximately 135 acres, is a planned residential suburb representing an early attempt to design "with" the mountainous terrain prevalent in much of Birmingham. In fact, Roebuck Springs is significant in that it was the first large residential suburb in Birmingham whose planning and development were tied to the automobile, as well as the first community associated with a country club/golf course development. In the First Addition to Roebuck Springs, platted in 1920 by the East Lake Land Company, houses did not observe uniform setbacks because they were sited and oriented to take advantage of the views on the ridges and knolls. The use of land is the unifying element that brings a distinct character to the neighborhood. Development of Roebuck Springs departed from the grid pattern that had traditionally been used in urban planning. Instead, Roebuck Springs may be characterized as a "garden suburb" since it retains its narrow curvilinear roads contoured to the steep, rolling topography, as well as its large lots which make extensive use of local materials such as fieldstone. Other distinctive characteristics include lush native vegetation with a heavy tree canopy, terraced hillsides with stone walls, and well-constructed homes of popular twentieth-century eclectic, architectural styles sited to take

advantage of the ridges and valleys. Materials for the early homes were inspired by the English Arts and Crafts movement, a reaction against industrialization and a movement toward the perceived simplicity and romanticism of agrarian life. Given the continued presence of the large tree canopy, the winding roads contoured to the sloping terrain, the grading and terracing of individual lots, the informal and irregular arrangement of homes, and the use of stone in landscape and architecture, it is quite evident that the Roebuck Spring's district still retains most of the significant, historic features of the original design that made it a local expression of the American Romantic Style in landscape architecture.

III. ELIGIBILITY

The Roebuck Springs Historic District was listed on the National Register of Historic Places in 1999, and therefore, is automatically eligible for local historical designation per City of Birmingham Ordinance 92-223, as amended by Ordinance No. 00-81.

IV. BOUNDARY DESCRIPTION

The boundaries of the district, as outlined on the attached map and legal description, include Roebuck Springs' First Addition, as platted in 1910, and a very small portion of the parcels added in 1926 at Rutherford Circle and Ridgetop Circle. Portions of 4th Avenue South, Ridge Road, and Mountain Drive, along with natural landscape features, also serve as boundaries of the district.

V. PROCEDURE ON CERTIFICATES OF APPROPRIATENESS & WAIVERS

Local historic district designation mandates that no work that would change the exterior appearance of any building or structure in a local historic district should be undertaken, unless the owner has received a Certificate of Appropriateness (COA) by the City's Design Review Committee, or a waiver of COA by the Department of Planning and Engineering, prior to obtaining a building permit.

Specifically, any work, with the exception of painting and roof replacement when no wood is being replaced and when such repairs are not part of a larger construction project, shall require a building permit.

If a building permit is required for a property located within a local historic district, the owner of the property or the owner's agent must first apply for a building permit from the Department of Planning, Engineering and Permits, 2nd Floor, City Hall, Room 210. The applicant must then submit proposed drawings, photographs and plans for the subject property to the Department of Planning and Engineering's Urban Design staff (on the 5th floor of City Hall) who will determine whether a waiver or a COA is necessary.

If staff determines that the proposed work does not change the external appearance of the building or structure (e.g., only interior repairs that do not change the exterior size or appearance of the building are being proposed) or that it otherwise complies with the District's Design Review Guidelines, staff will issue a waiver and so inform the Buildings and Inspections Division of the Department of Planning, Engineering and Permits in writing. If staff determines that the proposed work *does* change the external appearance of the building, except in cases of routine maintenance as outlined in Section VIII.C herein, staff

shall schedule the applicant's case for the next regularly scheduled meeting of the Design Review Committee. The applicant shall be informed in writing of the time and place of the hearing. At the scheduled DRC hearing, the applicant should present the applicable information outlined on the Certificate of Appropriateness Submittal Criteria Checklist attached hereto.

If an application for a Certificate of Appropriateness is approved, the Design Review Committee will transmit a COA to the owner and a copy to the Building and Inspections Division clearly stating the work approved. If an application is not approved, no building permit will be issued.

VI. APPEALS PROCEDURE (for Denial of Certificate of Appropriateness)

In the event the Design Review Committee denies a Certificate of Appropriateness application, the procedures set forth in Sections 7-1-205 and 7-1-206 of the City's Historic Preservation Ordinance (No. 92-223, as amended by No. 00-81) shall be followed.

As outlined in said ordinance, the DRC shall state its reasons in writing and transmit such decision to the applicant and the Building Division. Any person having a request for a COA or COA with revisions denied by the DRC may:

A. Request a determination of economic hardship from the DRC.

In order for the DRC to consider the economic effect of denial of a Certificate of Appropriateness upon an individual property, the owner must demonstrate that such action will cause hardship so as to deprive him of a reasonable use of or return on the property.

The DRC may solicit expert testimony or may require the owner to make submissions concerning the nature of the work proposed. The DRC will consider all information presented and make a written determination within sixty (60) days of whether hardship and deprivation of reasonable use or return has been demonstrated.

Should the owner demonstrate hardship and deprivation of reasonable use of or return on the property, the City of Birmingham will review its options for providing financial incentives necessary to comply with the DRC's design review decisions. A determination shall be made within sixty (60) days as to whether financial incentives can be made available. If such incentives will not be available, the DRC shall notify in writing the owner and the Department of Buildings and Inspections that no COA is required.

B. Make modifications to his or her plans and resubmit the application for reconsideration at any time after doing so, and/or;

C. Make written appeal of such denial or denial of a finding of economic hardship first to the Birmingham Historical Commission within fifteen (15) days of the denial.

The BHC shall hear the appeal within twenty (20) days and shall render its opinion in writing within five working days after its decision and shall transmit such decision

to the applicant and the Director of Buildings and Inspections. In the event that the grievance remains unsatisfied, a final appeal may be filed with the circuit court of Jefferson County.

VII. ENFORCEMENT

Once a building permit is issued, construction must begin within six (6) months and be completed within eighteen (18) months after the COA has been issued. (Extensions of time may be obtained only after good cause is shown by the applicant). If construction does not begin within the stated time period, the COA shall expire and become void.

If construction begins and the work is not in compliance with plans approved by the DRC, then the Buildings & Inspections Division issues a stop work order, and plans that would bring building into compliance must be presented to the DRC.

If construction is completed and found to be in violation, then the owner is cited in writing and given thirty (30) days to bring property into compliance, or the owner must bring plans to the DRC and present sufficient justification for unapproved changes. If necessary after reviewing the unapproved changes, the DRC shall provide written directives as to how to rectify the violations and shall establish a deadline by which the building shall be brought into compliance.

VIII. PRESERVATION STRATEGY

The Roebuck Springs Historic Preservation Society, a group of property owners who live within the Roebuck Springs area of the Roebuck Springs/South Roebuck Neighborhood Association, has determined that preservation of the Roebuck Springs Historic District is critical to its overall goals for revitalization of the neighborhood. The neighborhood conducted its historic survey of the district in 1997 and 1998, and this led to the district's inclusion on the National Register of Historic Places in 1999. The neighborhood believes that local designation is the best way to protect property values by reviewing and regulating rehabilitations as well as new construction projects, and by restricting demolition, demolition by neglect, and the destruction of public landscaping. In this way, the neighborhood believes it can protect the high visual and historical integrity of Roebuck Springs.

A. Means by which the Existence and Significance of the Historic District will be Publicized.

Upon local designation, the Roebuck Springs Historic Preservation Society and the Roebuck Springs/South Roebuck Neighborhood Association will notify property owners and the general public of the existence and significance of the historic district by including information about the district in the City of Birmingham's neighborhood flyer and in the Preservation Society's newsletter; by regular announcement of the existence and significance of the district at neighborhood and preservation society meetings; and by coordinating with local realtors and real estate companies who frequently do business in the area in order to inform new and potential owners of the designation.

B. *Design Review Guidelines.*

The Roebuck Springs Design Review Guidelines attached hereto will be used as the basis by which to review any appropriate activities in the historic district.

C. *General Definition, Rights, and Obligations of Routine Maintenance.*

Routine Maintenance refers to those minor repair items which do not require a Certificate of Appropriateness (COA). Repairs such as painting and re-roofing when no wood is being replaced shall constitute routine maintenance. Routine maintenance repairs shall not require a COA, unless such repairs are part of a larger overall project. In addition, repairs to the interior of the structure shall not require a COA, as long as the proposed repairs do not change the external size or appearance of the building.

D. *Means by which Technical Assistance will be Offered to Property Owners.*

Technical assistance will be offered to owners in the Roebuck Springs Historic District by the City of Birmingham's Department of Planning and Engineering staff, and by the Birmingham Historical Commission in the event of an appeal of a Certificate of Appropriateness or a request for any information concerning the availability of grants and loans for historic properties and districts.

E. *Financial Incentives.*

There are presently no financial incentives available for the rehabilitation of the Roebuck Springs Historic District. However, the Birmingham Historical Commission and the staff of the Department of Planning, Engineering and Permits will work with the Roebuck Springs Historic Preservation Society, as well as the Roebuck Springs/South Roebuck Neighborhood Association to publicize local designation and its advantages; and to assist in accessing potential financial and tax incentives for rehabilitation.

F. *Notification and Review of Pending Design Review Cases.*

In the absence of a local design review board or advisory committee serving the Roebuck Springs Historic District, notices of upcoming Design Review Committee (DRC) cases involving properties within the District shall be sent to the Roebuck Springs Historic Preservation Society, as well as to the Roebuck Springs/South Roebuck Neighborhood Association, through their officers. The DRC will not hear a case in such district without providing the Preservation Society and the Neighborhood Association a reasonable opportunity to consider the case and make their recommendations in writing to the DRC. Moreover, the Preservation Society can request that the property owner applying to the DRC for a Certificate of Appropriateness appear before the Preservation Society's Board of Directors before presenting his/her plans to the City's DRC for approval.

In addition, due to the nature of the National Registry criteria and significance of Roebuck Springs which includes the use of the land, natural landscaping accents, large lot sizes, etc., and due to the increased emphasis placed on maintenance of

these features, the officers of the Roebuck Springs Historic Preservation Society shall be notified of any applications to the City of Birmingham for changes in Zoning or Subdivision that occur within the Roebuck Springs Historic District.

These notification measures will foster increased participation in the hearing process for these procedures.

SUBMITTAL CRITERIA CHECKLIST
(For Certificate of Appropriateness Applications)

The pertinent documentation listed below must be submitted with the application for a Certificate of Appropriateness.

REMODELING AND ADDITIONS

- Elevation and plan drawings to scale (see Note 1) indicating proposed alterations or additions, clearly indicating the existing building and what is proposed and including the relationship to adjacent structures (see Note 2).
- Exterior material description (See Note 3)
- Site plan showing: 1) dimensions of lot, 2) location and dimensions of existing building, 3) location and dimensions of addition, and 4) location of all exterior, ground and roof mounted equipment.
- Color samples and placement on the structure.
- Photograph of existing conditions from all sides.
- Historic plans, elevations or photographs if the request is to return a structure to an earlier historic appearance.

PAINTING, STUCCO, REPOINTING

- Color photographs of all areas involved and surrounding structures if applicable.
- Samples of colors and/or materials to be used.

FENCES AND LANDSCAPING

- Site plan showing location of fence or landscaping.
- Dimensioned elevations and section to scale (see Note 1), showing design of fence, material (see Note 3), and height in relationship to adjacent structures (see Note 2).
- Dimensioned landscape plan showing location of landscaping and plant materials to be used.
- Photograph of the area to be fenced or landscaped.

AWNINGS

- Photograph of building elevation to which awning is to be attached.
- Dimensioned drawings to scale (see Note 1). Indicate the front and side view of awning.
- Samples of colors and materials to be used.

DEMOLITION

- Color photographs, written descriptions, drawings, or records depicting the current state of the structure. Photographs and drawings must clearly label areas of structural deterioration.
- Drawings to adequately describe site use after demolition.
- Documentation from a qualified real estate appraiser or licensed restoration contractor that the historic building can not be adaptively reused or a structural report by a licensed structural engineer or a licensed restoration contractor that the building is incapable of being repaired.

RELOCATION

- Photograph of structure on current site.
- Reason for request to move building.
- Dimensioned site plan to scale (see Note 1) showing proposed building on new site and adjacent building scale (see Note 2).
- Elevation showing height and width relationship of structure on new site to adjacent properties and those across the street.
- Color photographs of structures within vicinity of new site.

NEW CONSTRUCTION

- Dimensioned site plan to scale (see Note 1) showing proposed building on site and adjacent buildings (see Note 2). Include parking areas and any roof or ground mounted equipment.
- Elevation showing height and width relationship to existing buildings (See Note 2)
- Color photographs of proposed site and structures within vicinity of new building.
- Colors, materials (See Note 3), and all significant detail clearly indicated.

GENERAL NOTES:

- Note 1: Minimum scale of 1"=30' on all plans, elevations, and section details of new cornices, columns, railings or any other distinctive details, unless otherwise approved by a Preservation Planner.
- Note 2: When required to show the relationship to adjacent structures and structure is on a corner, "adjacent" means across the street.
- Note 3: When material descriptions are required, materials to be used must be designated on the elevation drawings.
- Note 4: All plans shall include a north arrow, preferably oriented towards the top of the sheet, and a legend identifying any symbols.

(MAP OF THE ROEBUCK SPRINGS DISTRICT GOES HERE.)

List of Street Addresses included on the National Register of Historic Places Nomination Form for the Roebuck Springs Historic District (corresponding to numbers on the National Register Historic District Map for Roebuck Springs, but not inclusive of all addresses included within the district boundaries, such as those added after the adoption of the National Register District):

1. 402 Balcourt Drive
2. 404 Balcourt Drive
3. 406 Balcourt Drive
4. 412 Balcourt Drive
5. 414 Balcourt Drive
6. 416 Balcourt Drive
7. 418 Balcourt Drive
8. 420 Balcourt Drive
9. 407 Cumberland Drive
10. 408 Cumberland Drive (chapel & cemetery)
11. 408 Cumberland Drive (new church)
12. 409 Cumberland Drive
13. 411 Cumberland Drive
14. 413 Cumberland Drive
15. 415 Cumberland Drive
16. 419 Cumberland Drive
17. 421 Cumberland Drive
18. 422 Cumberland Drive
19. 423 Cumberland Drive
20. 432 Cumberland Drive
21. 436 Cumberland Drive
22. 439 Cumberland Drive
23. 441 Cumberland Drive
24. 443 Cumberland Drive
25. 419 Exeter Drive – front house
26. 419 Exeter Drive – rear outbuilding
27. 420 Exeter Drive
28. 422 Exeter Drive
29. 424 Exeter Drive
30. 425 Exeter Drive – front house
31. 425 Exeter Drive – rear house
32. 427 Exeter Drive
33. 430 Exeter Drive
34. 431 Exeter Drive
35. 433 Exeter Drive
36. 434 Exeter Drive
37. 442 Exeter Drive
38. 443 Exeter Drive
39. 444 Exeter Drive
40. 446 Exeter Drive
41. 447 Exeter Drive
42. 448 Exeter Drive
43. 450 Exeter Drive
44. 453 Exeter Drive
45. 8727 Fourth Avenue South
46. 8729 Fourth Avenue South
47. 8731 Fourth Avenue South
48. 8737 Fourth Avenue South
49. 8743 Fourth Avenue South
50. 428 Horner Drive
51. 432 Horner Drive
52. 436 Horner Drive
53. 438 Horner Drive
54. 439 Horner Drive – main house
55. 439 Horner Drive – rear house
56. 439 Horner Drive – Wilson Springs
57. 439 Horner Drive – water tank
58. 447 Horner Drive
59. 448 Horner Drive
60. ? Horner Drive
61. 469 Horner Drive

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62. 501 North Drive
63. 503 North Drive
64. 505 North Drive
65. 512 North Drive – house
66. 512 North Drive – tennis courts
67. 514 North Drive
68. 455 Ridge Road
69. 457 Ridge Road
70. 459 Ridge Road
71. 461 Ridge Road
72. 463 Ridge Road
73. 471 Ridge Road
74. 475 Ridge Road
75. 477 Ridge Road
76. 479 Ridge Road
77. 481 Ridge Road
78. 483 Ridge Road
79. 485 Ridge Road
80. 492 Ridge Road
81. 500 Ridge Road
82. 501 Ridge Road
83. 508 Ridge Road
84. 509 Ridge Road
85. 513 Ridge Road
86. 516 Ridge Road
87. 517 Ridge Road
88. 518 Ridge Road
89. 520 Ridge Road
90. 521 Ridge Road
91. 522 Ridge Road
92. 524 Ridge Road
93. 528 Ridge Road
94. 529 Ridge Road
95. 532 Ridge Road
96. 535 Ridge Road
97. 536 Ridge Road
98. 540 Ridge Road
99. 600 Ridge Road
100. 604 Ridge Road
101. 606 Ridge Road
102. 610 Ridge Road
103. 614 Ridge Road
104. 620 Ridge Road
105. 624 Ridge Road
106. 630 Ridge Road
107. 638 Ridge Road
108. 644 Ridge Road
109. 645 Ridge Road
110. 656 Ridge Road
111. 516 Rutherford Circle
112. 520 Rutherford Circle
113. 521 Rutherford Circle
114. 522 Rutherford Circle
115. 526 Rutherford Circle
116. 574 Rutherford Circle
117. 580 Rutherford Circle
118. 500 Rutherford Drive
119. 504 Rutherford Drive
120. 505 Rutherford Drive
121. 508 Rutherford Drive
122. 509 Rutherford Drive

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123. 510 Rutherford Drive
124. 511 Rutherford Drive
125. 420 Somerset Drive
126. 423 Somerset Drive
127. 425 Somerset Drive
128. 427 Somerset Drive
129. 430 Somerset Drive
130. 431 Somerset Drive
131. 433 Somerset Drive
132. 441 Somerset Drive
133. 449 Somerset Drive
134. 400 Valley Road
135. 404 Valley Road
136. 406 Valley Road
137. 408 Valley Road
138. 412 Valley Road
139. 416 Valley Road
140. 422 Valley Road
141. 425 Valley Road - main house
142. 425 Valley Road – rear outbuilding
143. 427 Valley Road
144. 428 Valley Road
145. 432 Valley Road
146. 433 Valley Road
147. 449 Valley Road
148. 501 Valley Road
149. 504 Valley Road
150. 507 Valley Road
151. 511 Valley Road
152. 512 Valley Road
153. 513 Valley Road
154. 514 Valley Road
155. 516 Valley Road
156. 518 Valley Road
157. 519 Valley Road
158. 525 Valley Road
159. 526 Valley Road
160. 527 Valley Road
161. 530 Valley Road
162. 531 Valley Road
163. 534 Valley Road
164. 538 Valley Road
165. 539 Valley Road
166. 540 Valley Road
167. 544 Valley Road
168. 550 Valley Road
169. Roebuck Springs landscape – no address
170. Roebuck Springs road system – no address

LEGAL DESCRIPTION
ROEBUCK SPRINGS HISTORIC DISTRICT
(Birmingham, Jefferson County, Alabama)

A portion of land situated in the South half of Section 1, the North East Quarter Section 11, and the North West Quarter of Section 12, Township 17 South, Range 2 West, more particularly described as follows:

Commence at the NW Corner of Section 12, Township 17 South, Range 2 West; thence run South along the West line of said Section to the point of intersection with the South right-of-way line of Valley Road, also said point being the point of beginning of the portion of land herein described; thence turn an angle to the left and run in a Southeasterly and then in a Northeasterly direction along said South right-of-way line of Valley Road to the point of intersection with the Southeasterly and Easterly right-of-way line of Valley Lake Road; thence turn an angle to left and run in a Northerly direction along said Easterly right-of-way line of Valley Lake Road to the point of intersection with the South right-of-way line of Horner Drive; thence turn an angle to right and run in a Northeasterly direction along said Southerly right-of-way line of said Horner Drive to the point of intersection with the Southerly projection of the Northeast line of Lot 27-C of the Hodges Resurvey of Part of Blk. 27 & Part of Blk. 41 of First Addition to Roebuck Springs subdivision as recorded in Map Book 51, Page 28 in the Office of the Probate Judge of Jefferson County, Alabama; thence turn an angle to the left and run in a Northwesterly direction along said Southerly projection to the point of intersection with the Southeast corner of said Lot 27-C; thence continue in a Northwesterly direction along said Northeast line of said Lot 27-C, and along the Northeast line of Lot 27-A of said subdivision to the Northeast corner of said Lot 27-A and said subdivision, also said point being on the Southeast right-of-way line of Valley Lake Road; thence turn an angle to right and run in a Northeasterly direction along said Southeast right-of-way line to the point of intersection with the Southeast right-of-way line of Interstate Highway No. 59; thence turn an angle to the right and run in a Northeasterly direction along said Southeast right-of-way line to the point of intersection with the North line of the Southwest quarter of Section 1, Township 17 South, Range 2 West; thence turn an angle to the right and run in a Easterly direction to the point of intersection with the East line of the West one half of Lot 58 of the Ridge Top Addition to Roebuck Springs as recorded in Map Book 16, Page 31 in the Office of the Probate Judge of Jefferson County, Alabama, and in Document ID 9808/2004 on deed date 6/19/98 in the Office of the Probate Judge of Jefferson County, Alabama; thence turn an angle to the right and run in a Southerly direction along the said East line of the West half said Lot 58, and along a Southerly projection of the last described course to the point of intersection with the South right-of-way line of North Drive; thence turn angle to the left and run in a Southeasterly direction along said South right-of-way line of said North Drive to the point of intersection with the West line of Lot 160-A of McDonalds Resurvey of the Ridge Top Addition to Roebuck Springs as recorded in Map Book 51, Page 86 in the Office of the Probate Judge of Jefferson County, Alabama, thence turn an angle to the right and run in a Southwesterly direction along said West line of said Lot 160-A to the Southwest corner of said Lot 160-A; thence turn an angle to the left and run in a Southeasterly direction along the South line of said Lot 160-A and the South line of Lot 160-B of said subdivision and the North line of Lot 162 of the Ridge Top Addition to Roebuck Springs as recorded in Map Book 16, Page 31 in the Office of the Probate Judge of Jefferson County, Alabama, to the point of intersection with the Northwest corner of Lot 162-A of the McDonalds Resurvey of the Ridge Top Addition to Roebuck Springs as recorded in Map Book 51, Page 86 in the Office of the Probate Judge of Jefferson County, Alabama; thence turn an angle to the right and run in a Southwesterly direction along the West line of said Lot 162-A and along the most Easterly line of 159-A of said subdivision to the point of intersection with the South line of Lot 162 of the Ridge Top Addition to Roebuck Springs as recorded in Map Book 16, Page 31 in the Office of the Probate Judge of Jefferson County, Alabama; thence turn an angle to the right and run in a Northwesterly direction along the South line of said Lot 162 to the Southwest corner of said Lot 162; thence turn an angle to the left and run in a Westerly direction along a projection across an un-named alley recorded in the Ridge Top Addition to Roebuck Springs as recorded in Map Book 16, Page 31 in the Office of the Probate Judge of Jefferson County, Alabama, to the point of intersection with the Southeast corner of Lot 156 of the First Addition to Roebuck Springs subdivision as recorded in Map Book 8, Page 99 in the Office of the Probate Judge of Jefferson County, Alabama; thence turn an angle to the left an run in a Southeasterly direction along the East lines of Lots 155, 154, 153, 152, 151 and 150 of said First Addition to Roebuck Springs subdivision as recorded in Map Book 8, Page 99 in the Office of the Probate Judge of Jefferson County, Alabama, to the point of intersection with the North right-of-way line of Ridge Road; thence continue in a Southeasterly direction along a Southeasterly projection of the last described course to the point of intersection with the Southeast right-of-way line of said Ridge Road; thence turn an angle to the left and run in a Northeasterly direction along said Southeast right-of-way line to the point of intersection with the Southeasterly projection of the Southwest line of Lot 3-A of the Prescott Resurvey subdivision as recorded in Map Book 146, Page 10 in the Office of the Probate Judge of Jefferson County, Alabama, thence turn an angle to the left and run in a Northwesterly direction along said projection and along said Southwest line of said Lot 3-A to the most Westerly corner of said Lot 3-A thence turn an angle to the right and run in a Northerly and then in a Northeasterly direction along the West and Northwest line of Lot 2-A of said Prescott Resurvey subdivision as recorded in Map Book

146, Page 10 in the Office of the Probate Judge of Jefferson County, to the point of intersection with the South right-of-way line of Ridge Top Circle; thence turn an angle to the right and run in a Southeasterly direction along a projection across the termination point of Ridge Road to the point of intersection of the East right-of-way line of Ridge Road and the South right-of-way line of Mountain Road; thence turn an angle to the left and run in a Easterly direction along said South right-of-way line of Mountain Road to the point intersection with the West right-of-way line of Mountain Drive; thence turn an angle to the right and run in a Southerly direction along said Mountain Drive to the point of intersection with the Southeast line of Lot 73 of said First Addition to Roebuck Springs subdivision as recorded in Map Book 8, Page 99 in the Office of the Probate Judge of Jefferson County, Alabama; thence turn an angle to the right and run in a Southwesterly direction along the said Southeast line of said Lot 73 to the Northwest corner of a parcel of land described in Real Book 9401, Page 62 in the Office of the Probate Judge of Jefferson County, Alabama; thence turn an angle to the left and run in a Southerly direction along the West line of said parcel to the point of intersection with the North right-of-way line of Covington Avenue; thence turn an angle to the right and run in a Westerly direction along the said North right-of-way line of said Covington Avenue to the point of intersection with the East line of the Northwest quarter of Section 12, Township 17 South, Range 2 West; thence turn an angle to the left and run in a Southerly direction along said East line of said Quarter section, also said line being the East line of Lot 79 of the First Addition to Roebuck Springs subdivision as recorded in Map Book 8, Page 99 in the Office of the Probate Judge of Jefferson County, Alabama, to the point of intersection with the Southeast corner of said Lot 79; thence turn an angle to right and run in a Westerly direction along the South line of Lots 79, 80, and 81 of said subdivision to the point of intersection with the Northeast corner of Lot 90 of the Rutherford Circle Addition to Roebuck Springs subdivision as recorded in Map Book 15, Page 91 in the Office of the Probate Judge of Jefferson County, Alabama; thence turn an angle to the left and run in a Southeasterly direction along the East line of said Lot 90 to the point of intersection with the Southeast corner of said Lot 90, also said point being on the North right-of-way line of Rutherford Circle; thence turn an angle to the left and run in a Southeasterly direction along a projection across said Rutherford Circle to the point of intersection with the Northeast corner of Lot 99 of said Rutherford Circle Addition to Roebuck Springs; thence turn an angle to the right and run in a Southeasterly direction along the East line of said Lot 99 to the point of intersection with the Southeast corner of said Lot 99; thence turn an angle to the right and run in a Southwesterly direction along the South line of said Lot 99 to the point of intersection with the Southwest corner of said Lot 99, also said point being on the East line of Lot 103 of the said Rutherford Circle Addition to Roebuck Springs subdivision as recorded in Map Book 15, Page 91 in the Office of the Probate Judge of Jefferson County, Alabama; thence turn an angle to the left and run in a Southeasterly direction along said East line of said Lot 103 to the point of intersection with the North right-of-way line of Rutherford Circle; thence turn an angle to the right and run in an Westerly direction along the said North right-of-way line of said Rutherford Circle to the point of intersection with the most Westerly corner of Lot 102 of said subdivision; thence turn an angle to the left and run in a Westerly direction along a projection across Rutherford Circle to the Southeast corner of Lot 106 of the said Rutherford Circle Addition to Roebuck Springs subdivision; thence turn an angle to the left and run in a Southwesterly direction along the Southeast line of said Lot 106 and along the Southeast line of Lot 107 of said subdivision to the Southwest corner of said Lot 107, also said point being on the East line of Lot 108 of said subdivision ; thence tum an angle to the left and run in a Southeasterly direction along said East line of said Lot 108 to the point of intersection with the Southeast corner of said Lot 108; thence turn an angle to the right and run in a Westerly direction along the South line of said Lot 108, and Lot 109 of said subdivision to the Southwest corner of said Lot 109; thence turn an angle to the right and run in a Northerly direction along the West line of said Lot 109, and a Northerly projection of the West line of said Lot 109 to the point of intersection with the North right-of-way line of Ridge Road; thence turn an angle to the left and run in a Westerly, and Southwesterly, and Northwesterly direction along the said North right-of-way line of Ridge Road to the point of intersection with the East right-of-way line of Exeter Drive; thence continue in a Northerly direction along the said East right-of-way line of Exeter Drive to the point of intersection with a Easterly projection of the South line of a parcel of land described in Document ID 200007/0099 deed date 6/28/2000 and recorded in the Office of the Probate Judge of Jefferson County, Alabama; thence turn an angle to the left and run in a Northwesterly direction along said projection and said South lines of said deed parcel to the point of intersection with the Southeast corner of a parcel of land described in Real Book 4331, Page 216 on deed date 7/30/92 and recorded in the Office of the Probate Judge of Jefferson County, Alabama; thence turn an angle to the right and run in a Northwesterly direction along the South line of said deed parcel to the point of intersection with the Southeast right-of-way line of Fourth Avenue South; thence turn an angle to the right and run in a Northeasterly direction along said Southeast right-of-way of Fourth Avenue South to the point of intersection with the South right-of way line of Valley Road; thence turn an angle to right and run in a Easterly direction along said South right-of-way line of Valley Road to the point of beginning.