

THIS INSTRUMENT WAS PREPARED BY:

162
Randolph Lanier
Balch, Bingham, Baker, Hawthorne,
Williams & Ward
Post Office Box 306
Birmingham, Alabama 35201

19810403000036640 Pg 1/3 .00
Shelby Cnty Judge of Probate, AL
04/03/1981 00:00:00 FILED/CERTIFIED

STATE OF ALABAMA)

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of FIFTEEN THOUSAND NINE HUNDRED AND NO/100 DOLLARS (\$15,900.00) in hand paid by MANGRUM HOMES, INC., a corporation (hereinafter referred to as "GRANTEE"), to the undersigned, THE HARBERT-EQUITABLE JOINT VENTURE, under Joint Venture Agreement dated January 30, 1974, composed of Harbert Construction Corporation, a corporation, and The Equitable Life Assurance Society of the United States, a corporation (hereinafter referred to as "GRANTOR"), the receipt of which is hereby acknowledged, the said GRANTOR does by these presents grant, bargain, sell and convey unto the said GRANTEE the following described real estate situated in Shelby County, Alabama:

Lot 18, according to Third Addition, Riverchase West Residential Subdivision, recorded in Map Book 7, Page 139, in the Office of the Judge of Probate of Shelby County, Alabama. Situated in Shelby County, Alabama.

Such land is conveyed subject to the following:

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1. Ad valorem taxes due and payable October 1, 1981.
 2. Mineral and mining rights not owned by GRANTOR.
 3. Any applicable zoning ordinances.
 4. Easements, rights of way, reservations, agreements, restrictions and setback lines of record.
 5. Said property conveyed by this instrument is hereby subjected to the Declaration of Protective Covenants, Agreements, Easements, Charges and Liens for Riverchase (Residential), recorded in Miscellaneous Book 14, beginning at page 536, in the Office of the Judge of Probate of Shelby County, as amended in Miscellaneous Book 17, beginning at page 550, in the Office of the Judge of Probate of Shelby County, Alabama.
 6. Said property conveyed by this instrument is hereby restricted to use for single-family residential dwellings (with a density not to exceed one single family unit per lot) unless a change in use is authorized pursuant to Riverchase Residential Covenants, as described in paragraph 5 above, said restriction to be effective for the same period of time as the Riverchase Residential Covenants.

*Mangrum Homes Inc
c/o 912 Riverchase Pkwy West
Bham 35244*

7. Said property conveyed by this instrument shall be limited to the development of a single-family residential home with a maximum of 2,250 square feet of finished floor space, unless otherwise authorized pursuant to Riverchase Residential Covenants, as described in paragraph 5 above.

TO HAVE AND TO HOLD unto GRANTEE, its successors and assigns, forever.

IN WITNESS WHEREOF, the GRANTOR has caused this conveyance to be executed by each Venturer by their respective duly authorized officers effective on this the 12th day of April, 1981.

THE HARBERT-EQUITABLE JOINT VENTURE

By: THE EQUITABLE LIFE ASSURANCE
SOCIETY OF THE UNITED STATES

Witnesses:

Evon Hagin
Pamela Brown Reese

By: [Signature]
Its Assistant Vice President

Witnesses:

Judy Sargent
Robert C. Sherwood

By: HARBERT CONSTRUCTION CORPORATION

By: W. H. [Signature]
Its President

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STATE OF GEORGIA)

COUNTY FULTON)

19810403000036640 Pg 3/3 .00
Shelby Cnty Judge of Probate, AL
04/03/1981 00:00:00 FILED/CERTIFIED

I, CORCLYN K. ALEXANDER, a Notary Public in and for said County, in said State, hereby certify that DONALD D. EVANS, whose name as Assistant Vice President of The Equitable Life Assurance Society of the United States, a corporation, as General Partner of The Harbert-Equitable Joint Venture, under Joint Venture Agreement dated January 30, 1974, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation as General Partner of The Harbert-Equitable Joint Venture.

Given under my hand and official seal, this the 30th day of MARCH, 1981.

Corclyn K. Alexander
Notary Public



My commission expires:

AUGUST 17, 1984

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STATE OF ALABAMA)

COUNTY OF SHELBY)

I, Cynthia A. Aldridge, a Notary Public in and for said County, in said State, hereby certify that M. N. Rossman, whose name as Vice President of Harbert Construction Corporation, a corporation, as General Partner of The Harbert-Equitable Joint Venture, under Joint Venture Agreement dated January 30, 1974, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation as General Partner of The Harbert-Equitable Joint Venture.

Given under my hand and official seal, this the 1st day of April, 1981.

Cynthia A. Aldridge
Notary Public

My commission expires:

MY COMMISSION EXPIRES NOVEMBER 7, 1981



DL 48-3 APR 12

Deed tax - 16⁰⁰
Rec. 4⁵⁰
Ind. 1⁰⁰
21 50