

THIS DOCUMENT WAS PREPARED BY:

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

STATE OF ALABAMA )

COUNTY OF SHELBY )

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of THIRTY-THREE THOUSAND NINE HUNDRED AND no/100ths DOLLARS (\$33,900.00) in hand paid by Eleanor E. Reid (hereinafter referred to as "GRANTEE"), to the undersigned, THE HARBERT-EQUITABLE JOINT VENTURE, under Joint Venture Agreement dated January 30, 1974, composed of Harbert International, Inc., 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 said GRANTEE the following described real estate situated in Shelby County, Alabama:

Lot 280, according to the survey of Riverchase Country Club, Residential Subdivision - Ninth Addition as recorded in Map Book 8, Page 46 A & B in the Probate Office of Shelby County, Alabama.

Such land is conveyed subject to the following:

1. Ad valorem taxes due and payable October 1, 1982.
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.

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*Handwritten:* Mail to [illegible]  
[illegible]  
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7. Said property conveyed by this instrument shall be limited to the development of a single-family residential home with a minimum of 2,200 square feet of finished floor space on a one-story home or a minimum of 2,500 square feet of finished floor space on a multi-level (two-story, split level, split foyer, one-and-one-half story) home, 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 8<sup>th</sup> day of February, 1982.

THE HARBERT-EQUITABLE JOINT VENTURE

By: THE EQUITABLE LIFE ASSURANCE  
SOCIETY OF THE UNITED STATES

Witnesses:

Jay P. Ferguson  
Ever Hagin

By R E Thayer  
Its Regional Manager

Witnesses:

Roger J. Smith  
Joseph E. H. Gray

By: HARBERT INTERNATIONAL, INC.

By W. H. Brown  
Its Vice President

STATE OF GEORGIA )  
COUNTY OF FULTON )

I, CAROLYN K. ALEXANDER, a Notary Public in and for said County, in said State, hereby certify that ROBERT E. THORNER, whose name as REGIONAL MANAGER 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 25<sup>th</sup> day of JANUARY, 1982.

Carolyn K. Alexander  
Notary Public

My commission expires:  
Notary Public, Georgia, State at Large  
My Commission Expires Aug. 17, 1984.

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STATE OF ALABAMA )  
COUNTY OF Shelby )

I, Judith R. Sargent, a Notary Public in and for said County, in said State, hereby certify that W. H. Roaman, whose name as Vice President of Harbert International, Inc., 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 5<sup>th</sup> day of February, 1982.

Judith R. Sargent  
Notary Public

My commission expires:  
My Commission Expires November 12, 1984

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
ATTACHMENT WAS FILED

1982 MAR -3 AM 8:52

Thomas A. Slaughter, Jr.  
JUDGE OF PROBATE

Deed 34.00  
Rec. 4.50  
Inv. 1.00  
39.50

