

THIS INSTRUMENT PREPARED BY:
Jada R. Hilyer
THE HARBERT-EQUITABLE JOINT VENTURE
Post Office Box 1297
Birmingham, Alabama 35201
(205) 988-4730

1082

Purchaser's Address: SCOTIA CONSTRUCTION, INC.
736 Whippoorwill Drive
Birmingham, AL 35244

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of SIXTY-THREE THOUSAND NINE HUNDRED AND NO/100 (\$63,900.00)* in hand paid by SCOTIA CONSTRUCTION, INC. (hereinafter referred to as "GRANTEE"), to the undersigned, THE HARBERT-EQUITABLE JOINT VENTURE, under Joint Venture Agreement dated January 30, 1974 composed of Harbert Properties 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 GRANTEE, the following described real estate situated in Shelby County, Alabama:

Lot 3202, according to the survey of Riverchase Country Club 32nd Addition as recorded in Map Book 14, Page 53, in the Office of the Judge of Probate of Shelby County, Alabama.

Such land is conveyed subject to the following:

1. Ad valorem taxes due and payable October 1, 1991.
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, Alabama, as amended in Miscellaneous Book 17, beginning at Page 550, in the Office of the Judge of Probate of Shelby County, Alabama, except as follows:
 - a) The first sentence of Section 12.20 entitled "Construction Period" shall be deleted and the following sentence shall be inserted in lieu thereof:

"With respect to each Residential Parcel, construction of the residential building is to be completed within one (1) year from date of beginning construction."
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.
7. Said property conveyed by this instrument shall be limited to the development of a single-family residential home with a minimum of 2,800 square feet of finished floor space for a single story home or 3,000 square feet of finished floor space for a multi-story home, unless otherwise authorized pursuant to Riverchase Residential Covenants, as described in paragraph 5 above.
8. Grantee has made its own independent inspections and investigations of the Property, and is taking the Property "as is" and based solely upon and in reliance upon such

*\$63,900.00 of the purchase price is being paid by the proceeds of a purchase money mortgage executed and recorded simultaneously herewith.

James G. Holliman BOOK 333 PAGE 985

inspection and investigations of the Property. Grantor makes no representation, warranty or agreement concerning the conditions of the Property, the soil or the sub-soil. Grantee, for itself and its heirs, successors and assigns, waives all claims, present and future, against Grantor based upon or in connection with the condition of the Property, including but not limited to underground mines, tunnels, or sinkholes, and hereby releases Grantor from any liability whatsoever with respect thereto.

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 8th day of March, 1991.

Witness:

David L. Alexander

Witness:

Arthur M. Chapin

THE HARBERT-EQUITABLE JOINT VENTURE

BY: THE EQUITABLE LIFE ASSURANCE
SOCIETY OF THE UNITED STATES

BY: *[Signature]*
Its ATTORNEY-IN-FACT

BY: HARBERT PROPERTIES CORPORATION

BY: *[Signature]*
Its PRESIDENT

STATE OF Georgia
COUNTY OF DeKalb

I, Pamela Brown Reese, a Notary Public in and for said County, in said State hereby certify that Vincent L. Crumley, whose name as Attorney-in-Fact 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 1st day of March, 1991.

Pamela Brown Reese
Notary Public

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My Commission expires:
Notary Public, DeKalb County, Georgia
My Commission Expires Sept. 10, 1991

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

91 MAR 19 AM 10:24

James W. Henderson, Jr.
JUDGE OF PROBATE

STATE OF ALABAMA

COUNTY OF Shelby

1. Deed Tax	—	<u>no tax paid</u>
2. Mtg. Tax	—	<u>0.00</u>
3. Recording Fee	—	<u>2.50</u>
4. Indexing Fee	—	<u>3.80</u>
5. No Tax Fee	—	<u>1.00</u>
6. Certified Fee	—	<u>1.00</u>
Total	—	<u>7.80</u>

I, Jada B. Helges, a Notary Public in and for said County, in said State, hereby certify that Barnett J. Earles, whose name as President of Harbert Properties 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 7th day of March, 1991.

Jada B. Helges
Notary Public

My commission expires:

12-14-93