

THIS DOCUMENT WAS PREPARED BY:

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STATE OF ALABAMA)

COUNTY OF SHELBY)



19760427000037930 1/3 \$.00
Shelby Cnty Judge of Probate, AL
04/27/1976 12:00:00AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of EIGHTY ONE THOUSAND and NO/100 DOLLARS \$81,000.00) in hand paid by BIRMINGHAM BAPTIST ASSOCIATION, 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 No. 47, Riverchase West, a subdivision of Riverchase, according to plat recorded in Map Book 6, page 78, 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, 1976.
2. Mineral and mining rights not owned by GRANTOR.
3. Any applicable zoning ordinances.
4. Easements, rights of way, reservations, restrictions and setback lines of record.
5. Subject to the modification specifically provided in subparagraph (a), 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, except as follows:

- (a) Section 12.20 of said Declaration
shall not apply to GRANTEE herein.

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 thereunto on this the 15th day of
March 1976.

Witnesses:

Johnny V. Spinto
Linda Smith

Witnesses:

Charles K. K. K.
Al K. K.

THE HARBERT-EQUITABLE JOINT VENTURE

By: THE EQUITABLE LIFE ASSURANCE
SOCIETY OF THE UNITED STATES

By Mildred M. M.
Its Division Manager, HST

By: HARBERT CONSTRUCTION CORPORATION

By Ed W. W.
Its Vice-President

19760427000037930 2/3 \$.00
Shelby Cnty Judge of Probate, AL
04/27/1976 12:00:00AM FILED/CERT

BOOK 298 PAGE 370

STATE OF Alabama)

COUNTY OF Jefferson)

I, Evangeline H. Hoover, a Notary Public in and for said County, in said State, hereby certify that Malcolm V. Bell, whose name as Pres. Div. 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 15 day of March, 1976.

Evangeline H. Hoover
Notary Public

My commission expires: April 29, 1978

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1976 APR 27 AM 11:30
Heck J. J. 8100
Daniel M. J. 8100
JUDGE OF PROBATE

STATE OF Alabama)

COUNTY OF Jefferson)

I, Evangeline H. Hoover, a Notary Public in and for said County in said State, hereby certify that Edwin M. Dixon 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 15 day of March, 1976.

Evangeline H. Hoover
Notary Public

My commission expires: April 29, 1978

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