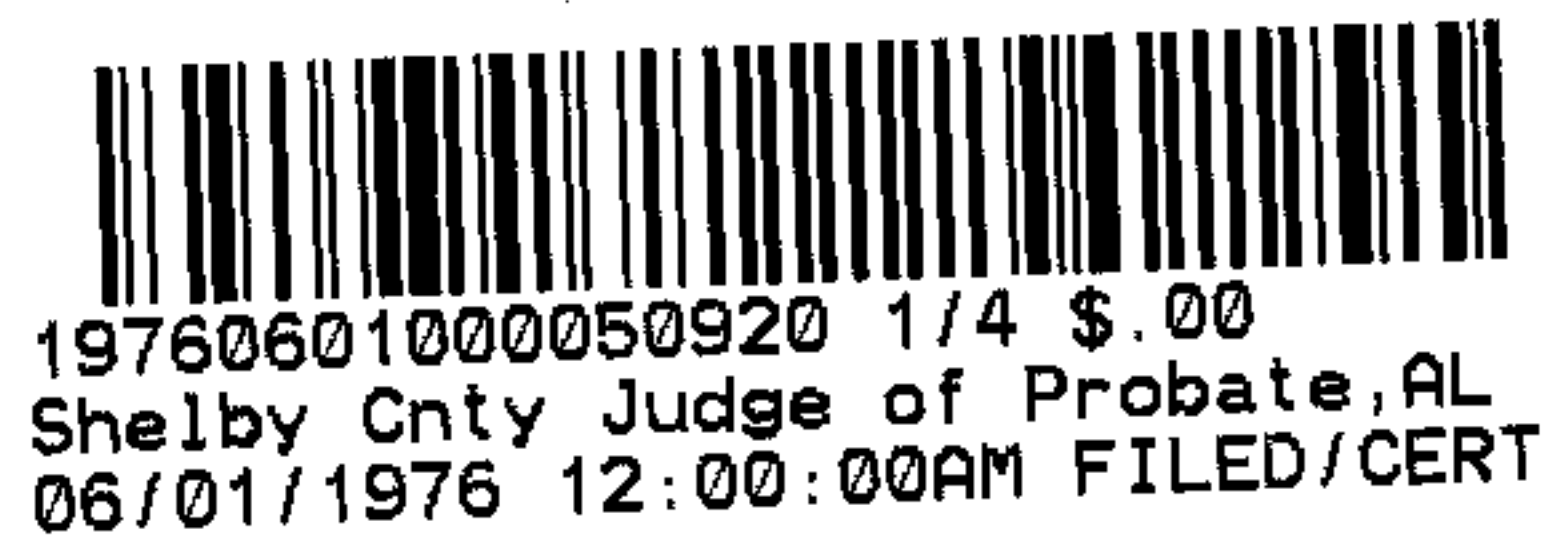


THIS DOCUMENT WAS PREPARED BY:

5768
Randolph H. Lanier
Balch, Bingham, Baker, Hawthorne,
Williams & Ward
Attorneys at Law
600 North 18th Street
Birmingham, Alabama 35203

STATE OF ALABAMA)

COUNTY OF SHELBY)



KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of SEVENTY TWO THOUSAND, SIX HUNDRED TWENTY-FOUR AND NO/100 DOLLARS (\$72,624.00) in hand paid by Thomas E. Rast (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:

A tract of land situated in the NW 1/4 of the SW 1/4 of Section 19, Township 19 South, Range 2 West, Shelby County, Alabama, and being more particularly described as follows:

Commence at the SW corner of Section 19, Township 19 South, Range 2 West; thence North along West section line 1,506.75 feet to an intersection with baseline of the East bound lane of Riverchase Parkway - East; thence 71 deg. 40' 55" right and run along said baseline 75.54 feet to the beginning of a curve to the left; thence continue along curve 220.45 feet, said curve having a central angle of 24°15'00" and a radius of 520.86 feet; thence continue on a tangent of said baseline 171.06 feet to the beginning of a curve to the right; thence continue along curve 71.21 feet to a point, said curve having a central angle of 6°45'53" and a radius of 603.10 feet; thence 90°00'00" right, tangent to curve 42.00 feet to the South right-of-way line of Riverchase Parkway - East and the point of beginning; thence 90°00'00" left, tangent to a curve to the right, 323.19 feet along said right-of-way line, said curve having a central angle of 33°00'17" and a radius of 561.10 feet; thence continue tangent to said

right-of-way curve in a Northeasterly direction, 140.32 feet to the beginning of a curve to the left; thence continue along curve 24.94 feet, said curve having a central angle of $01^{\circ}49'43''$ and a radius of 781.30 feet, to a curve to the right; thence continue along curve 36.94 feet, said curve having a central angle of $84^{\circ}40'05''$ and a radius of 25.00 feet, thence continue tangent to said curve and along the West right-of-way line of a new road in a Southeasterly direction 170.68 feet; thence $90^{\circ}00'00''$ right from said right-of-way line in a Southwesterly direction 22.35 feet to a point on the 422 foot contour line M.S.L. Datum; thence along said contour line in a Southwesterly, Northerly and Westerly directions 644⁺ feet; thence N $81^{\circ}33'10''$ W, 51.17 feet to a point; thence N $35^{\circ}48'07''$ W, 19.92 feet perpendicular to the South right-of-way line of Riverchase Parkway - East, and the point of beginning and containing 1.68 acres, or 73,374 sq. ft.

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. Twenty (20) foot sanitary sewer easement, ten (10) foot drainage easement, and flood easement, all as shown on survey of John E. Norton, dated May 6, 1976.
6. Said property conveyed by this instrument is hereby subjected to the Declaration of Protective Covenants, Agreements, Easements, Charges and Liens for Riverchase (Business), recorded in Miscellaneous Book 13, beginning at page 50 in the office of the Judge of Probate of Shelby County, Alabama, as amended by Amendment No. 1 recorded in Miscellaneous Book 15, beginning at page 189 in the office of the Judge of Probate of Shelby County, Alabama.

GRANTEE covenants and agrees to join and execute any covenants and easements required by Alabama Power Company for the purpose of providing underground distribution of electric service to that portion of the Riverchase subdivision which encompasses this parcel.

TO HAVE AND TO HOLD unto GRANTEE, his heirs and assigns forever.

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Shelby Cnty Judge of Probate, AL
06/01/1976 12:00:00AM FILED/CERT

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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 20th day of May, 1976.

THE HARBERT-EQUITABLE JOINT VENTURE

Witnesses:

H. Thomas Campbell
Walter M. Martin

By: THE EQUITABLE LIFE ASSURANCE SOCIETY OF THE UNITED STATES

By Donald J. [Signature]
Its Division Manager

Witnesses:

Stell Hunter
Jas. W. Martin

By: HARBERT CONSTRUCTION CORPORATION

By Ed W. [Signature]
Its Vice-President



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Shelby Cnty Judge of Probate, AL
06/01/1976 12:00:00AM FILED/CERT

STATE OF GEORGIA)

COUNTY OF FULTON)

I, Carroll K. Pace, a Notary Public in and for said County, in said State, hereby certify that Donald D. Evans, whose name as Donald D. Evans 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 10th day of May, 1976.

Carroll K. Pace
Notary Public

My commission expires: 8-1-76

STATE OF Alabama)

COUNTY OF Jefferson)

I, Ernest H. Horn, a Notary Public in and for said County in said State, hereby certify that Edwin M. Byers, 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 19th day of May, 1976.

Ernest H. Horn
Notary Public

My commission expires: April 29, 1978

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED
1976 JUN -1 AM 8:53
JUDGE OF PROBATE
Conrad M. Brouder
JUL 13 1976

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Shelby Cnty Judge of Probate, AL
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