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Shelby Cnty Judge of Probate, AL
04/22/1977 12:00:00 AM FILED/CERT

7922

STATE OF ALABAMA)

RIVERCHASE COVENANTS

SHELBY COUNTY)

B-U-S-I-N-E-S-S

SUBJECTION OF PROPERTY
TO THE DECLARATION OF PROTECTIVE COVENANTS,
AGREEMENTS, EASEMENTS, CHARGES AND LIENS
FOR RIVERCHASE (BUSINESS)

KNOW ALL MEN BY THESE PRESENTS, that:

WHEREAS, The Harbert-Equitable Joint Venture (herein "VENTURE") conveyed the following described property to Harbert Construction Corporation (herein "HARBERT") by deed dated June 30, 1975 and recorded in Deed Book 293, beginning at page 226, in the office of the Judge of Probate of Shelby County, Alabama; and

WHEREAS, the undersigned HARBERT is the owner of record of the following described real estate situated in Shelby County, Alabama:

A tract of land situated in the West 1/2 of the SE 1/4 of Section 30, Township 19 South, Range 2 West, Shelby County, Alabama, and being more particularly described as follows:

Commence at the Southeast corner of the SW 1/4 of the SE 1/4 of Section 30, Township 19 South, Range 2 West, which is the Point of Beginning; thence run N 88° 07'17"W along the South line of said 1/4-1/4 section line 1,331.89 feet; thence N 00°19'25"W 1,477.28 feet to the South right-of-way line of Valleydale Road; thence N 57°18'52"E 1,569.98 feet; thence S 00°26'20"E 2,368.81 feet to the point of beginning and containing 58.67 acres, more or less;

LESS AND EXCEPT that property conveyed by Harbert Construction Corporation to the City of Pelham in that certain deed (of correction) recorded in Book 294, beginning at page 791, in the office of the Judge of Probate of Shelby County, Alabama, such property being described as follows:

A tract of land situated in the W 1/2 of the SE 1/4 of Section 30, Township 19 South, Range 2 West, Shelby County, Alabama and being more particularly described as follows:

Commence at the SE corner of the SW 1/4 of the SE 1/4 of Section 30, Township 19 South, Range 2 W, thence N 00°26'21" W, 1,067.00 feet

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Riverchase



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along 1/4-1/4 line to the point of beginning;
thence S 57°21'00"W, 791.19 feet; thence N
32°39'00"W, 320.00 feet to the beginning of a
curve to the right, said curve having a central
angle of 67°37'00", a radius of 118.00 feet and
length of 139.26 feet; thence N 34°58'00" E,
188.58 feet to the beginning of a curve to the
left, said curve having a central angle of
23°06'00", a radius of 285.00 feet and a length
of 114.90 feet; thence N 11°52'00"E, 61.05 feet
to the beginning of a curve to the right, said
curve having a central angle of 25°23'00", a
radius of 380.00 feet and length of 168.35 feet;
thence N 37°15'00" E, 61.94 feet to the beginning
of a curve to the left, said curve having a central
angle of 10°53'00", a radius of 965.00 feet and
length of 183.30 feet; thence N 26°22'00" E,
161.06 feet to the beginning of a curve to the
right, said curve having a central angle of
07°53'00", a radius of 732.00 feet, and a length
of 100.72 feet; thence N 34°15'00" E, 78.34 feet
to the beginning of a curve to the left, said
curve having a central angle of 09°15'00", a
radius of 717.00 feet and a length of 115.75 feet;
thence N 25°00'00" E, 61.94 feet to the beginning
of a curve to the left, said curve having a central
angle of 58°36'00", a radius of 50.00 feet and a
length of 51.14 feet; thence N 33°36'00" W, 13.02
feet to the southeasterly right-of-way line of
Valleydale Road; thence N 57°18'52" E, along said
right-of-way 127.02 feet; thence S 33°36'00" E,
6.90 feet to the beginning of a curve to the right,
said curve having a central angle of 79°42'00",
a radius of 170.00 feet and a length of 236.47 feet;
thence S 46°06'00" W, 84.64 feet to the beginning
of a curve to the left, said curve having a central
angle of 19°44'00", a radius of 667.00 feet and
a length of 229.72 feet; thence S 26°22'00" W,
161.06 feet to the beginning of a curve to the
right, said curve having a central angle of
10°53'00", a radius of 1,030.00 feet and a length
of 195.65 feet; thence S 37°15'00" W, 61.94
feet to the beginning of a curve to the left, said
curve having a central angle of 25°23'00", a radius
of 315.00 feet and a length of 139.55 feet; thence
S 11°52'00" W, 61.05 feet to the beginning of a
curve to the right, said curve having a central
angle of 08°27'48", a radius 350.00 feet and a
length of 51.70 feet; thence N 57°21'00" E, 865.10
feet to the 1/4-1/4 line; thence S 00°26'20" E,
573.23 feet along said 1/4-1/4 line to the point
of beginning and containing 13.70 acres, more or
less.

WHEREAS, VENTURE recorded the Riverchase Business Cove-
nants in Miscellaneous Book 13, beginning at page 50, 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; and

WHEREAS, HARBERT desires to subject the aforementioned property to the Riverchase Business Covenants, as amended.

NOW, THEREFORE, HARBERT does hereby subject the above described property to the Riverchase Business Covenants as recorded in Miscellaneous Book 13, beginning at page 50, 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. Said Riverchase Business Covenants supersede and make void and of no effect those certain agreements and covenants designated (a) - (e) and contained in the aforementioned deed to Harbert Construction Corporation as recorded in Deed Book 293, beginning at page 226 in the office of the Judge of Probate of Shelby County, Alabama.

IN WITNESS WHEREOF, HARBERT and VENTURE have caused this instrument to be executed by their respective duly authorized officers on this the 22nd day of April, 1977.

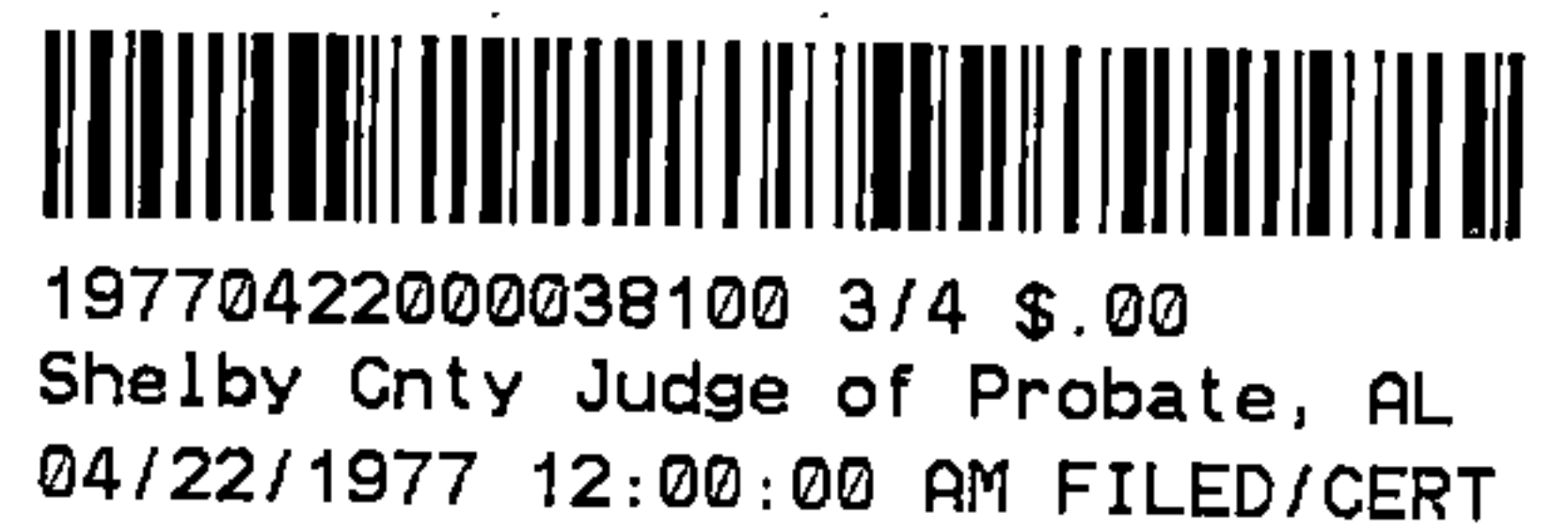
Witnesses:

HARBERT CONSTRUCTION CORPORATION

Emeline H. Hoover

By W.H. Johnson
Its President

Linda J. Stephens



Witnesses:

THE HARBERT-EQUITABLE JOINT VENTURE

By: HARBERT CONSTRUCTION CORPORATION,
as Managing Venturer

Judy M. Johnson
Ed Hunter

By Ed Hunter
Its VICE PRESIDENT

STATE OF ALABAMA)

COUNTY OF)

I, Donna C. White, a Notary Public in and for said County in said State, hereby certify that N. V. Harbert whose name as President of Harbert Construction Corporation, a corporation, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he, as such officer, and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this 2nd day of April, 1977.

Donna C. White
Notary Public

My commission expires: 1-20-81



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STATE OF ALABAMA)

COUNTY OF)

I, Donna C. White, a Notary Public in and for said County in said State, hereby certify that Edward W. Harbert whose name as President of Harbert Construction Corporation, a corporation, as Managing Venturer of The Harbert-Equitable Joint Venture, under Joint Venture Agreement dated January 30, 1974, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he, as such officer, and with full authority, executed the same voluntarily for and as the act of said corporation as Managing Venturer of The Harbert-Equitable Joint Venture.

Given under my hand and official seal this 2nd day of April, 1977.

Donna C. White
Notary Public

My commission expires: 1-20-81

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

'77 APR 22 PM 2:58

Thomas G. Snowdon, Jr.
JUDGE OF PROBATE

Rec. 6⁰⁰
Jud. 1⁰⁰
7⁰⁰