

THIS INSTRUMENT WAS PREPARED BY:

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

STATE OF ALABAMA)

COUNTY OF SHELBY)



19770523000049450 1/3 \$.00
Shelby Cnty Judge of Probate, AL
05/23/1977 12:00:00AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of TWENTY NINE THOUSAND FIVE HUNDRED AND NO/100 DOLLARS (\$29,500.00) in hand paid by Mangrum Homes, 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 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:

Lots No. 21 and 23, Riverchase Country Club Subdivision, 2nd Addition, according to plat recorded in Map Book 6, page 145, 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, 1977.
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. Requirements of the Shelby County Health Department for permits, construction, and approval of septic tanks.
6. 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

Mangrum Homes Inc.
2438 [redacted] Highway Circle

BOOK 305 PAGE 536

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.

GRANTEE, his heirs and assigns, agree and covenant to terminate the use of any septic tank and field lines now or hereafter located on or serving said Lots No. 21 and 23, Riverchase Country Club Subdivision, 2nd Addition, at such time, if any, as an operating Sewage Treatment System may be made available to said Lot, and covenant to connect to such Sewage Treatment System at such time as it is available, at GRANTEE's sole expense. Further, GRANTEE agrees and covenants to give such easements as are necessary to the appropriate Sewer Authority for the construction of a sewer line to serve such Lots No. 21 and 23, Riverchase Country Club Subdivision, 2nd Addition.

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 9th day of May, 1977.

Witnesses:

Barbara H. Cook
Summit P. Schmitt

Witnesses:

Stuart Hunter
Leo A. Galloway

THE HARBERT-EQUITABLE JOINT VENTURE

By: THE EQUITABLE LIFE ASSURANCE
SOCIETY OF THE UNITED STATES

By Donald D. Evans
Its Division Manager

By: HARBERT CONSTRUCTION CORPORATION

By Eel Williams
Its Vice-President



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STATE OF GEORGIA
COUNTY OF FULTON

I, CAROLYN K. ALEXANDER, a Notary Public in and for said County in said State, hereby certify that DOUGLAS D. EVANS, whose name as Division 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 9th day of MAY, 1977.

Carolyn K. Alexander
Notary Public

My commission expires: 8-16-80

19770523000049450 3/3 \$.00
Shelby Cnty Judge of Probate, AL
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STATE OF Alabama
COUNTY OF Shelby

I, Donna C. White, a Notary Public in and for said County in said State, hereby certify that Ed M. Brown, 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 17th day of May, 1977.

Donna C. White
Notary Public

My commission expires: 1-20-81

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

1977 MAY 23 PM 3:04

Thomas A. Swanson, Jr.
JUDGE OF PROBATE

Court Tax 29.50
Rec. 4.50
Index 1.00
35.00