

9647

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 )

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of FOURTEEN THOUSAND AND NO/100 DOLLARS (\$14,000.00) in hand paid by NATTER PROPERTIES, 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:

Lot 31A, Riverchase Country Club  
Subdivision, according to plat  
recorded in Map Book 6, page 137, 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



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Shelby Cnty Judge of Probate, AL  
06/13/1977 12:00:00 AM FILED/CERT

BOOK 305 PAGE 924



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 Lot No. 31A, River-  
chase Country Club Subdivision, 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 Lot 31A,  
Riverchase Country Club Subdivision.

TO HAVE AND TO HOLD unto GRANTEE, its successors and  
assigns, forever.

IN WITNESS WHEREOF, the GRANTOR has caused this con-  
veyance to be executed by each Venturer by their respective  
duly authorized officers thereunto on this the 2<sup>ND</sup> day of  
JUNE, 1977.

Witnesses:

Ernest P. Smith

Barbara H. Cook

Witnesses:

Stell Hunter

William H. Hall

THE HARBERT-EQUITABLE JOINT VENTURE

By: THE EQUITABLE LIFE ASSURANCE  
SOCIETY OF THE UNITED STATES

By Donald J. Dean  
Its Division Manager

By: HARBERT CONSTRUCTION CORPORATION

By Ed W. Wilcox  
Its Vice-President

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STATE OF Georgia

COUNTY OF Fulton

I, Charles L. Alexander, a Notary Public in and for said County in said State, hereby certify that THOMAS D. FORD, 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 2nd day of June, 1977.

Charles L. Alexander  
Notary Public

My commission expires: 8-16-80

STATE OF

COUNTY OF



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I, Donna C. White, a Notary Public in and for said County in said State, hereby certify that Ed M. Wilson, 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 2nd day of JUNE, 1977.

Donna C. White  
Notary Public

My commission expires: 1-30-81

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS

INSTRUMENT WAS FILED

Ed Jay #1450

1977 JUN 13 AM 10:02

Thomson A. Snowdon, Jr.  
JUDGE OF PROBATE

Fee. 4.50

Ind. 1.00

\$19.50