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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 TWENTY NINE THOUSAND AND NO/100 DOLLARS (\$29,000.00) in hand paid by Stix & Stones Builders, 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 29 and 30, Riverchase Country Club Subdivision, Second 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.

19770627000064370 1/3 \$.00
Shelby Cnty Judge of Probate, AL
06/27/1977 12:00:00AM FILED/CERT

BOOK 306 PAGE 275

Alabama Title

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 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. 29 and 30, Riverchase Country Club Subdivision, Second 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. 29 and 30, Riverchase Country Club Subdivision, Second 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 2nd day of June, 1977.

Witnesses:

[Signature]
Maria O. Cabrera

Witnesses:

[Signature]
[Signature]

THE HARBERT-EQUITABLE JOINT VENTURE

By: THE EQUITABLE LIFE ASSURANCE
SOCIETY OF THE UNITED STATES

By

[Signature]
Its Division Manager

By: HARBERT CONSTRUCTION CORPORATION

By

[Signature]
Its Vice-President



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Shelby Cnty Judge of Probate, AL
06/27/1977 12:00:00AM FILED/CERT

STATE OF GEORGIA

COUNTY OF FULTON

I, BERLON K. ALEXANDER, a Notary Public in and for said County in said State, hereby certify that DONALD 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 23RD day of MAY, 1977.

Berlon K. Alexander
Notary Public

My commission expires: 8-16-80



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Shelby Cnty Judge of Probate, AL
06/27/1977 12:00:00AM FILED/CERT

STATE OF Alabama

COUNTY OF Shelby

I, Ronna C. White, a Notary Public in and for said County in said State, hereby certify that Ed M. Minor, 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 24th day of June, 1977.

Ronna C. White
Notary Public

My commission expires: STATE OF ALABAMA

Ed M. Minor
1977 JUN 27 AM 8:40

Thomas A. Swanson, Jr.
JUDGE OF PROBATE

Fee 4.50
Ind 1.50
\$ 34.50