

THIS DOCUMENT WAS PREPARED BY:

1458

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600 North 18th Street
Birmingham, Alabama 35203

STATE OF ALABAMA)

COUNTY OF SHELBY)



19770909000094990 1/3 \$.00
Shelby Cnty Judge of Probate, AL
09/09/1977 12:00:00AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of ONE HUNDRED NINETY FOUR THOUSAND SEVEN HUNDRED FIFTY AND NO/100 DOLLARS (\$194,750.00) in hand paid by JOHNSON-RAST & HAYS COMPANY, a corporation (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 12, 13, 34, 35, 36, 37, 38, 51, 52, 53, 54, 55, 56, 57, 58 and 59, Riverchase West - Dividing Ridge Subdivision, 1st Addition, a subdivision of Riverchase, according to plat recorded in Map Book 7, page 3, 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. 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.

195.00
4.50
1.00
20

Land Title

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 effective on this the 7th day of SEPTEMBER, 1977.

THE HARBERT-EQUITABLE JOINT VENTURE

Witnesses:

By: THE EQUITABLE LIFE ASSURANCE SOCIETY OF THE UNITED STATES

Walter M. Miller
Brenda Jackson

By: Donald D. Swan
Its Division Manager

Witnesses:

By: HARBERT CONSTRUCTION CORPORATION

Leo O. Glumhauser
William Hatterfield

By: Stell Hunter
Its Manager-Real Estate



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Shelby Cnty Judge of Probate, AL
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STATE OF GEORGIA)

COUNTY OF FULTON)

I, Jeff Speed Lewis, 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 1st day of September, 1977.

Jeff Speed Lewis
Notary Public

Notary Public, Georgia State at Large

My commission expires My Commission Expires Feb. 7, 1981

STATE OF Alabama)

COUNTY OF Shelby)

I, Donna C. White, a Notary Public in and for said County, in said State, hereby certify that Bill Hunter, whose name as Manager-Real Estate 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 7th day of September, 1977.

Donna C. White
Notary Public

My commission expires: 1-20-81



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Shelby Cnty Judge of Probate, AL
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STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1977 SEP -9 AM 8:38

Donna C. White
JUDGE OF PROBATE
Rec 195.00
Ind 4.50
1.00
200.50