

THIS DOCUMENT WAS PREPARED BY:

William H. Satterfield
Attorney at Law
Post Office Box 1297
Birmingham, Alabama 35201

STATE OF ALABAMA)
COUNTY OF SHELBY)



19780106000002590 1/3 \$.00
Shelby Cnty Judge of Probate, AL
01/06/1978 12:00:00AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of EIGHTY FIVE THOUSAND ONE HUNDRED AND NO/100 DOLLARS (\$85,100.00) in hand paid by SCOTT & CAFFEE CO., INC., 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:

BOOK 309 PAGE 612

Lots 1, 2, 7, 42, 48, 49 and 60, Riverchase West - Dividing Ridge Subdivision, First 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, and October 1, 1978.
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.

A portion of the sales price is being paid from a purchase money mortgage in the amount of \$76,600, said mortgage being filed simultaneously herewith.

First Alabama Bank

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 29th day of NOVEMBER, 1977.

Witnesses:

William M. Mather
John H. Brown

Witnesses:

William H. Hutton
Leo A. G. L.

THE HARBERT-EQUITABLE JOINT VENTURE

By: THE EQUITABLE LIFE ASSURANCE
SOCIETY OF THE UNITED STATES

By: Donald J. Long
Its Division Manager

By: HARBERT CONSTRUCTION CORPORATION

By: Stell Hunter
Its Manager - Real Estate

19780106000002590 2/3 \$.00
Shelby Cnty Judge of Probate, AL
01/06/1978 12:00:00AM FILED/CERT

STATE OF Alabama)

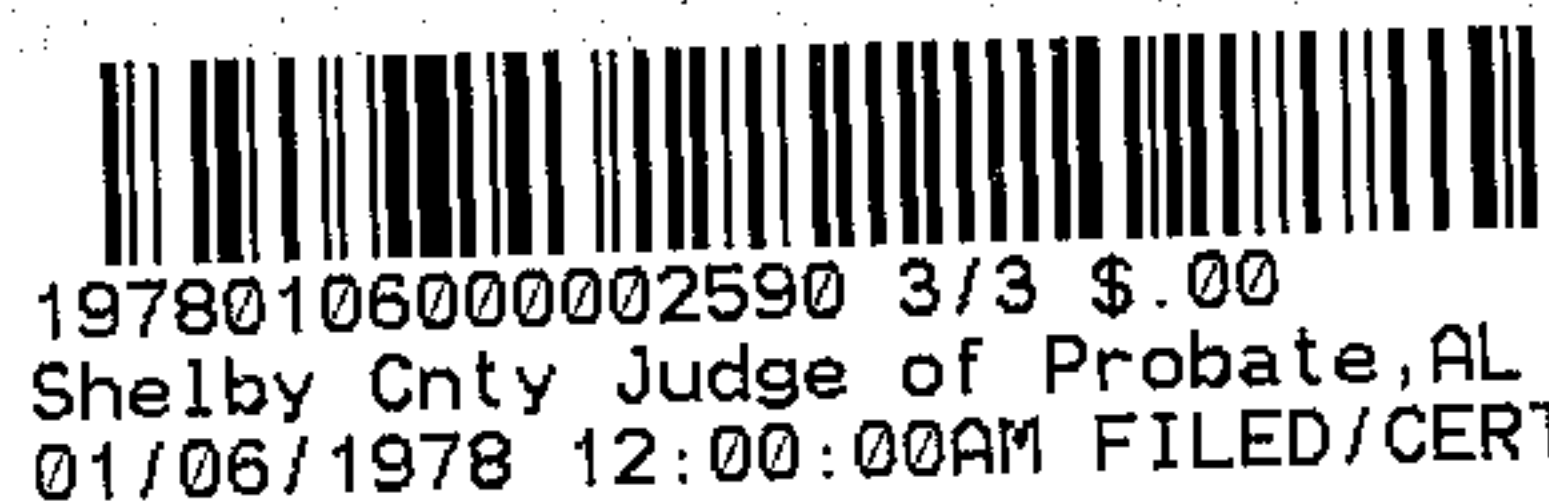
COUNTY OF Shelby)

I, Norman C. White, a Notary Public in and for said County, in said State, hereby certify that Norman C. White, 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 5th day of November, 1977.

Norman C. White
Notary Public

My commission expires: 1-30-81



STATE OF Alabama)

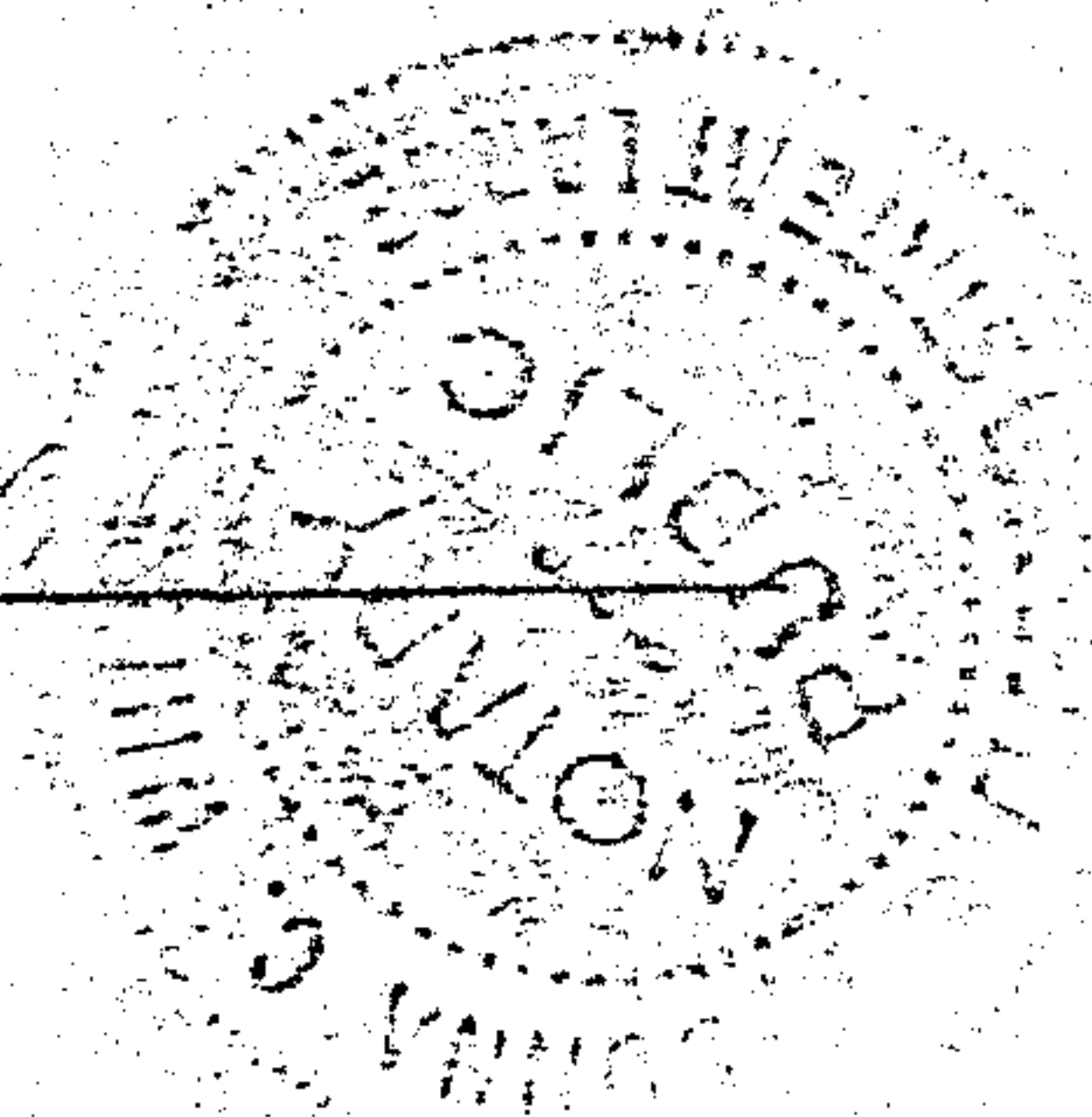
COUNTY OF Shelby)

I, Norman C. White, a Notary Public in and for said County, in said State, hereby certify that William H. White, 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 5th day of November, 1977.

Norman C. White
Notary Public

My commission expires: 1-30-81



STATE OF ALA. SHELBY CO.

I CERTIFY THIS

INSTRUMENT WAS FILED

1978 JAN -6 AM 10:21

Thomas A. Snowden, Jr.
JUDGE OF PROBATE

Recd tax 8.50
Rec. 4.50
Ind 1.00
14.00

See Mtg. 373-