

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 *

19780116000005270 1/3 \$.00
Shelby Cnty Judge of Probate, AL
01/16/1978 12:00:00AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of ELEVEN THOUSAND FIVE HUNDRED AND NO/100 (\$11,500.00) DOLLARS in hand paid by BURTON CONSTRUCTION CO., 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 No. 27, Riverchase Country Club Subdivision,
1st Addition, according to plat recorded in Map
Book 6, Page 116, 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 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. 27, Riverchase Country Club Subdivision, 1st 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 Lot No. 27, Riverchase Country Club Subdivision, 1st 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 7th day of March, 1977.

THE HARBERT-EQUITABLE JOINT VENTURE

Witnesses:

By: THE EQUITABLE LIFE ASSURANCE SOCIETY OF THE UNITED STATES

Walter M. Martin
Linnia P. Schmitt

By David L. Hoang
Its Division Manager

Witnesses:

By: HARBERT CONSTRUCTION CORPORATION

Lo. A. Zoukour
Paul Hunter

By Edwin P. Lipe
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 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 7th day of March, 1977.

Carolyn K. Alexander
Notary Public

My commission expires: August 16, 1980

STATE OF

COUNTY OF

I, Donna C. White, a Notary Public in and for said County in said State, hereby certify that Ed M. Brien, Vice President, 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 10th day of March, 1977.

Donna C. White
Notary Public

My commission expires: 1-20-81

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

1978 JAN 16 PM 2:59

Thomas A. Snowdon, Jr.
JUDGE OF PROBATE

Decl. 11.50

Rec. 4.50

Ind. 1.00

17.00



19780116000005270 3/3 \$.00
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