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THIS DOCUMENT WAS PREPARED BY:

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

STATE OF ALABAMA)

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of ONE HUNDRED TWENTY FIVE THOUSAND THREE HUNDRED FIVE AND NO/100 DOLLARS (\$125,305.00) in hand paid by STILL HUNTER, JR. (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 said GRANTEE the following described real estate situated in Shelby County, Alabama:

A tract of land situated in the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ and the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 30, Township 19 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the NE corner of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 30, Township 19 South, Range 2 West; thence West along the North line of said $\frac{1}{4}$ - $\frac{1}{4}$ N 87° 57' 42" W, 255.44 feet to the point of beginning; thence 52° 14' 43" right, 54.84 feet to a point; thence 90° 00' 00" left, 216.77 feet to a point on the NE right-of-way line of Riverchase Parkway East; thence 98° 53' 01" left and along said right-of-way 91.58 feet to a curve to the right, said curve having a central angle of 11° 00' 00" and a radius of 562.83 feet; thence along said curve and right-of-way 108.06 feet to a point; thence tangent and along said right-of-way 8.11 feet to a point, said point being the intersection of said Riverchase Parkway East right-of-way line and the Northwesterly right-of-way line of Shelby County Highway 17; thence 56° 37' 37" left and along Shelby County Highway 17 right-of-way 87.88 feet to a curve to the left; thence 34° 51' 30" left tangent to said curve, said curve having a central angle of 00° 37' 52" and a radius of 11,349.16 feet; thence along said curve and right-of-way 125.00 feet to a point; thence 90° 00' 00" left from tangent and leaving said right-of-way 203.16 feet to the point of beginning and containing 1.15 acres, more or less, or 50,122 square feet.

Such land is conveyed subject to the following:

1. Ad valorem taxes due and payable October 1, 1978.
2. Mineral and mining rights not owned by GRANTOR.
3. Any applicable zoning ordinances.

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Shelby Cnty Judge of Probate, AL
02/22/1978 12:00:00AM FILED/CERT

Still Hunter, Jr.
3816 East Glen Dr.

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Shelby Cnty Judge of Probate:AL
02/22/1978 12:00:00AM FILED/CERT

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4. Easements, rights or 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 (Business), recorded in Miscellaneous Book 13, beginning at page 50, as amended by Amendment No. 1 recorded in Misc. Book 15, beginning at page 189, as further amended by Amendment No. 2 recorded in Misc. Book 19, beginning at page 633, in the office of the Judge of Probate of Shelby County, Alabama.
6. Said property conveyed by this instrument is hereby restricted to use as a full service service station unless a change in use is authorized pursuant to the Riverchase Business Covenants, as described in paragraph 5 above, said restriction to be effective for the same period of time as the Riverchase Business Covenants.
7. Said property conveyed by this instrument is hereby subjected to that certain land use agreement between The Harbert-Equitable Joint Venture and Blue Cross and Blue Shield of Alabama, recorded in Miscellaneous Book 19, beginning at page 690, in the office of the Judge of Probate of Shelby County, Alabama.
8. GRANTOR reserves a fifteen foot (15') easement for utility lines and appurtenances, including but not limited to gas, water, sewer, electricity, and telephone, together with all rights and privileges necessary or convenient for the full use and enjoyment thereof, such easement shown on the survey attached as Exhibit A hereto as being the fifteen feet southwest and southeast of the centerline of a thirty foot (30') easement along the northeast and northwest boundaries of the property. GRANTOR also reserves a twenty foot (20') easement for sanitary sewer lines, together with all rights and privileges necessary or convenient for the full use and enjoyment thereof, such easement shown on the survey attached as Exhibit A hereto, as being the twenty foot wide sanitary sewer easement which runs in a northwesterly direction across the western portion of the property.
9. Agreement with Alabama Power Company concerning electric service dated April 23, 1976, and recorded in Misc. Book 15, page 401, in the office of the Judge of Probate of Shelby County, Alabama.

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 effective on this the 20th day of FEBRUARY, 1978.

Witnesses:

William M. [Signature]
[Signature]

Witnesses:

Elaine H. [Signature]
Sandra H. Falkenhagen

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 Manager, Real Estate

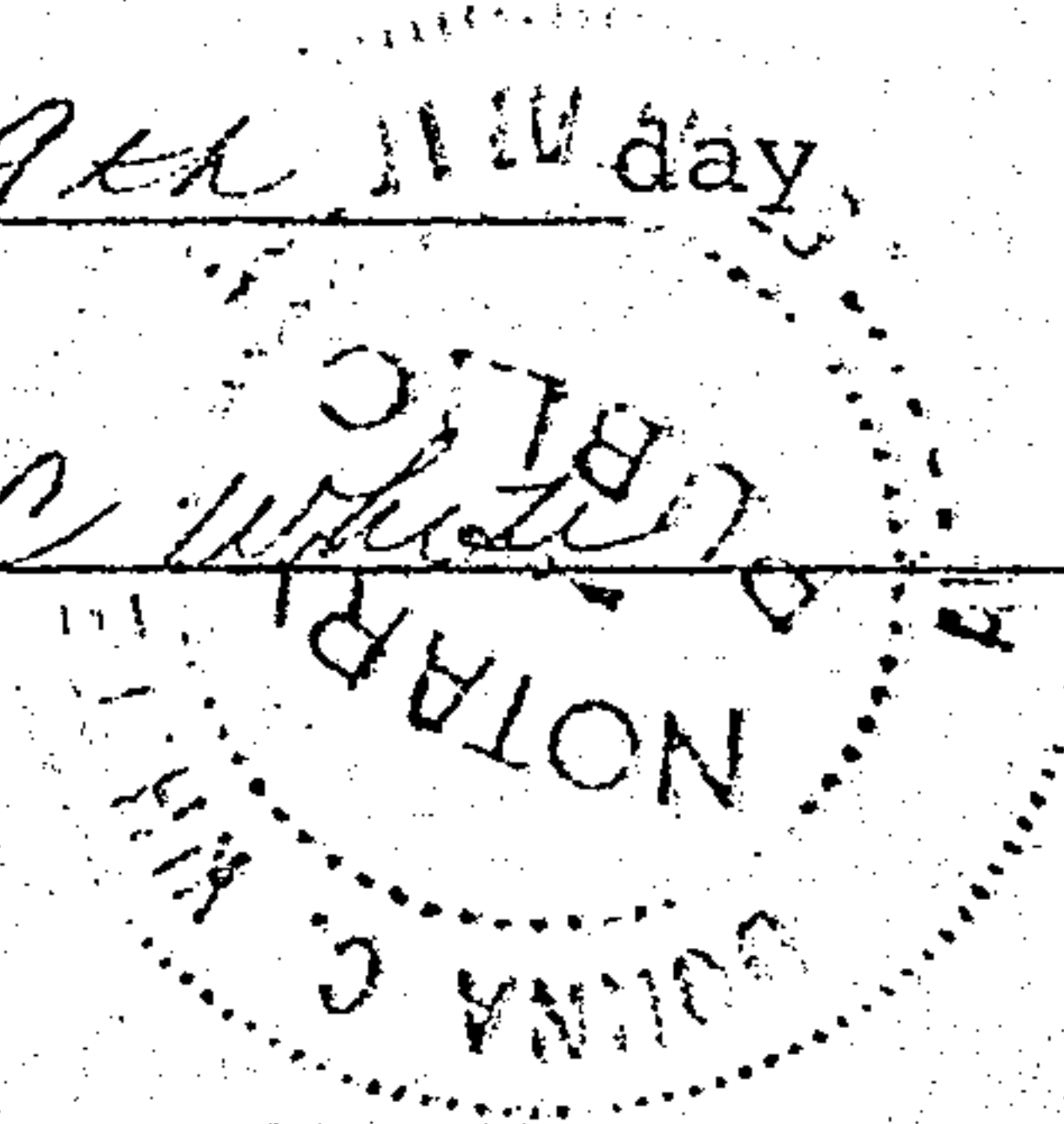
STATE OF Alabama)
COUNTY OF Shelby)

I, Donna C White, a Notary Public in and for said County, in said State, hereby certify that Ronald 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 9th day of February, 1978.

Donna C White
Notary Public

My commission expires: 1-30-81



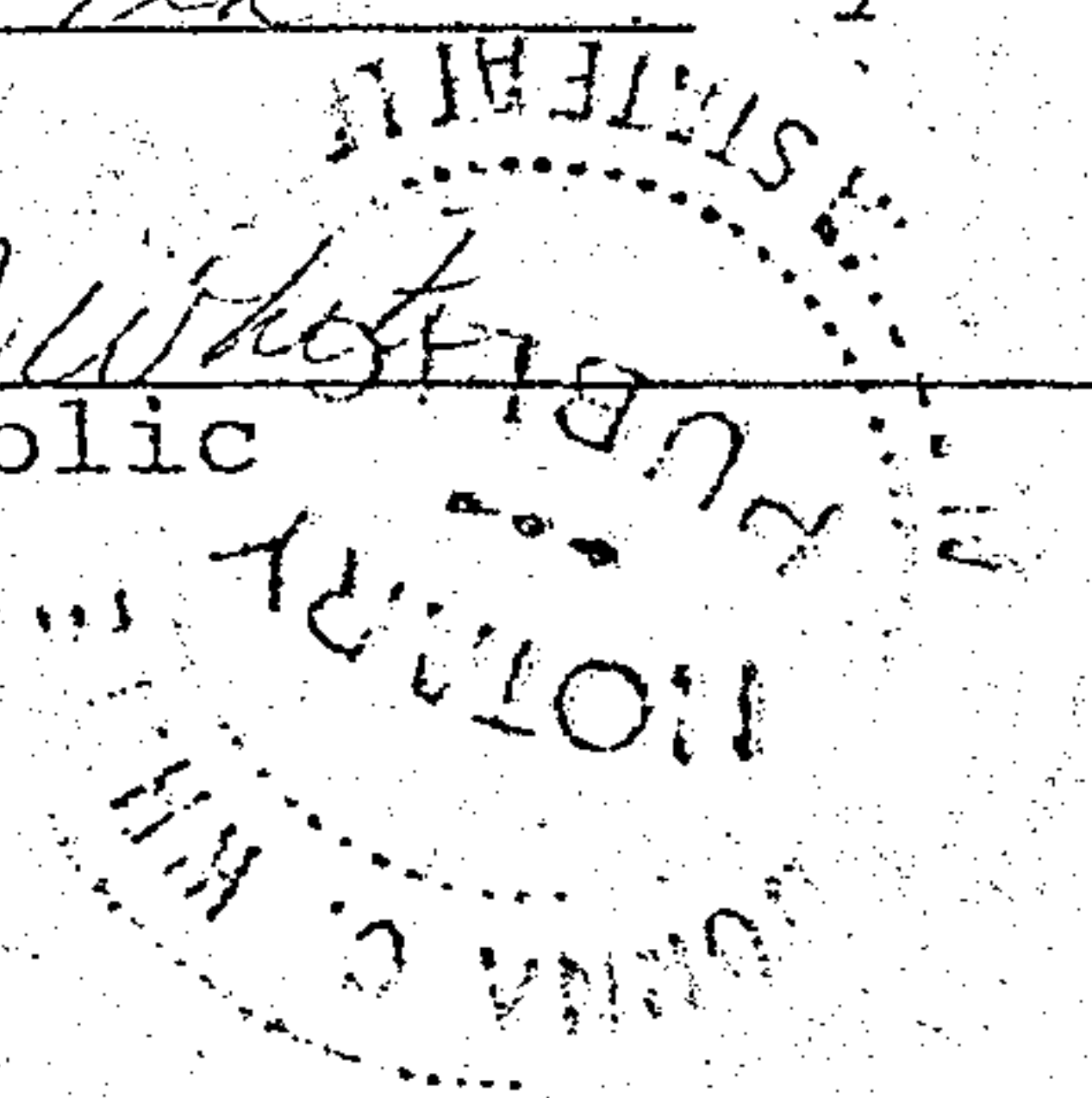
STATE OF Alabama)
COUNTY OF Shelby)

I, Donna C White, a Notary Public in and for said County, in said State, hereby certify that Stell Hunter, Jr., whose name as Manager - Rice 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.

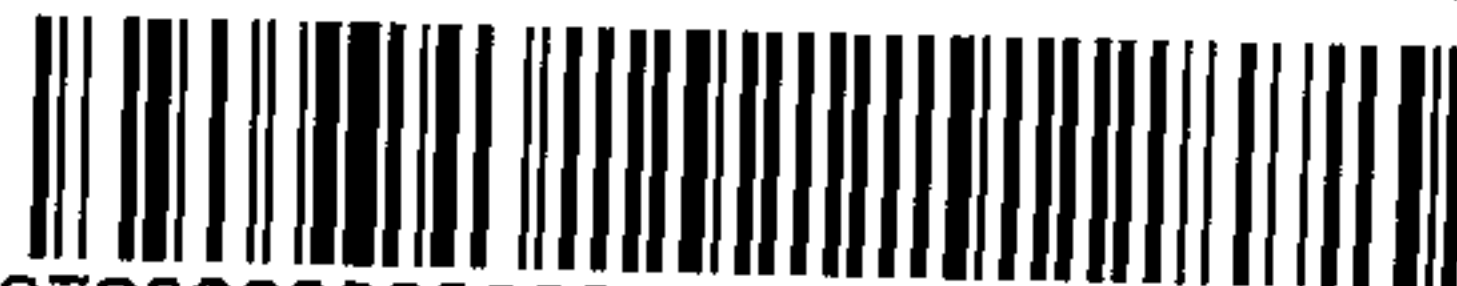
Given under my hand and official seal, this the 9th day of February, 1978.

Donna C White
Notary Public

My commission expires: 1-30-81



19780222000022010 3/5 \$.00
Shelby Cnty Judge of Probate, AL
02/22/1978 12:00:00AM FILED/CERT



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02/22/1978 12:00:00AM FILED/CERT

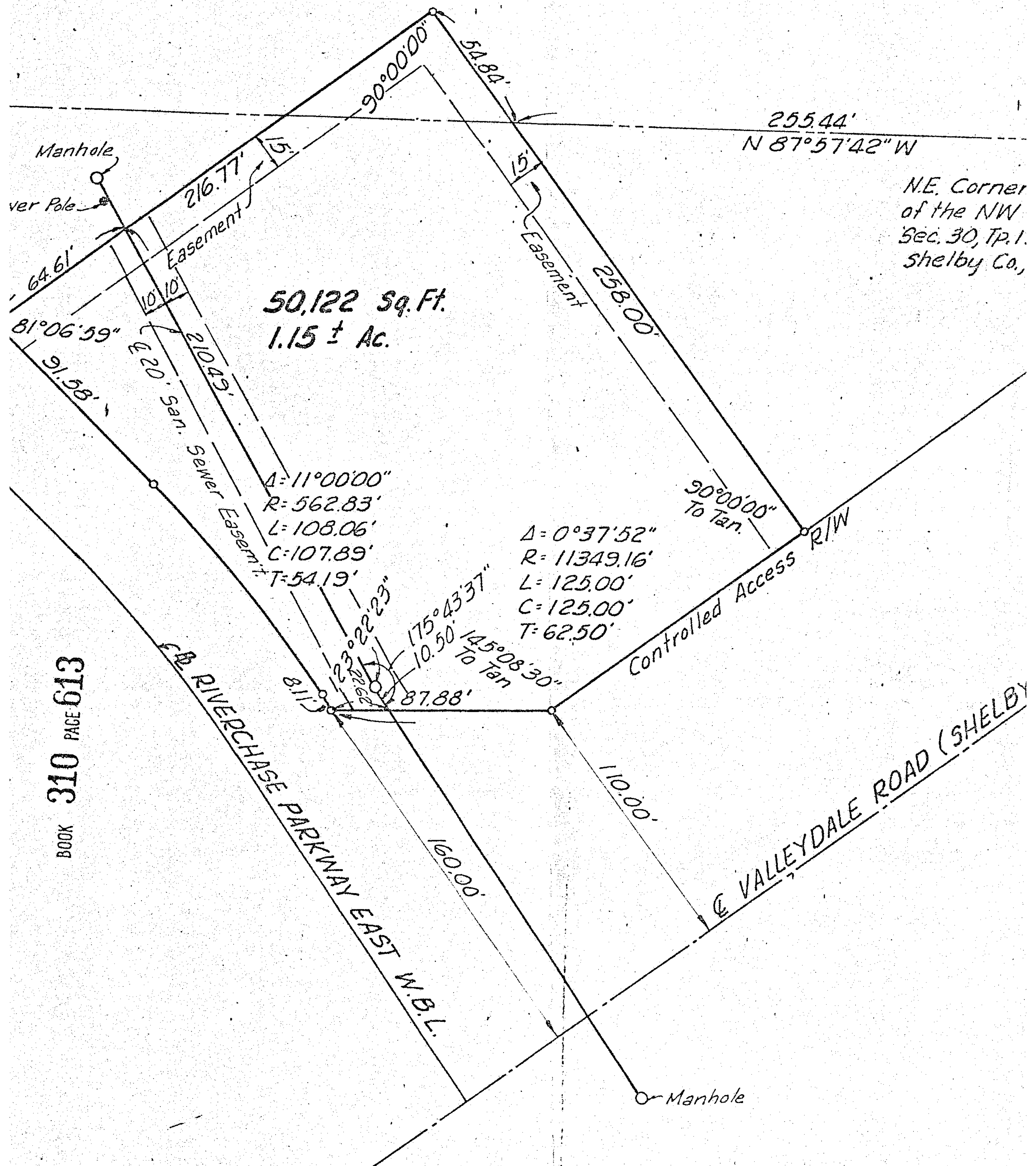
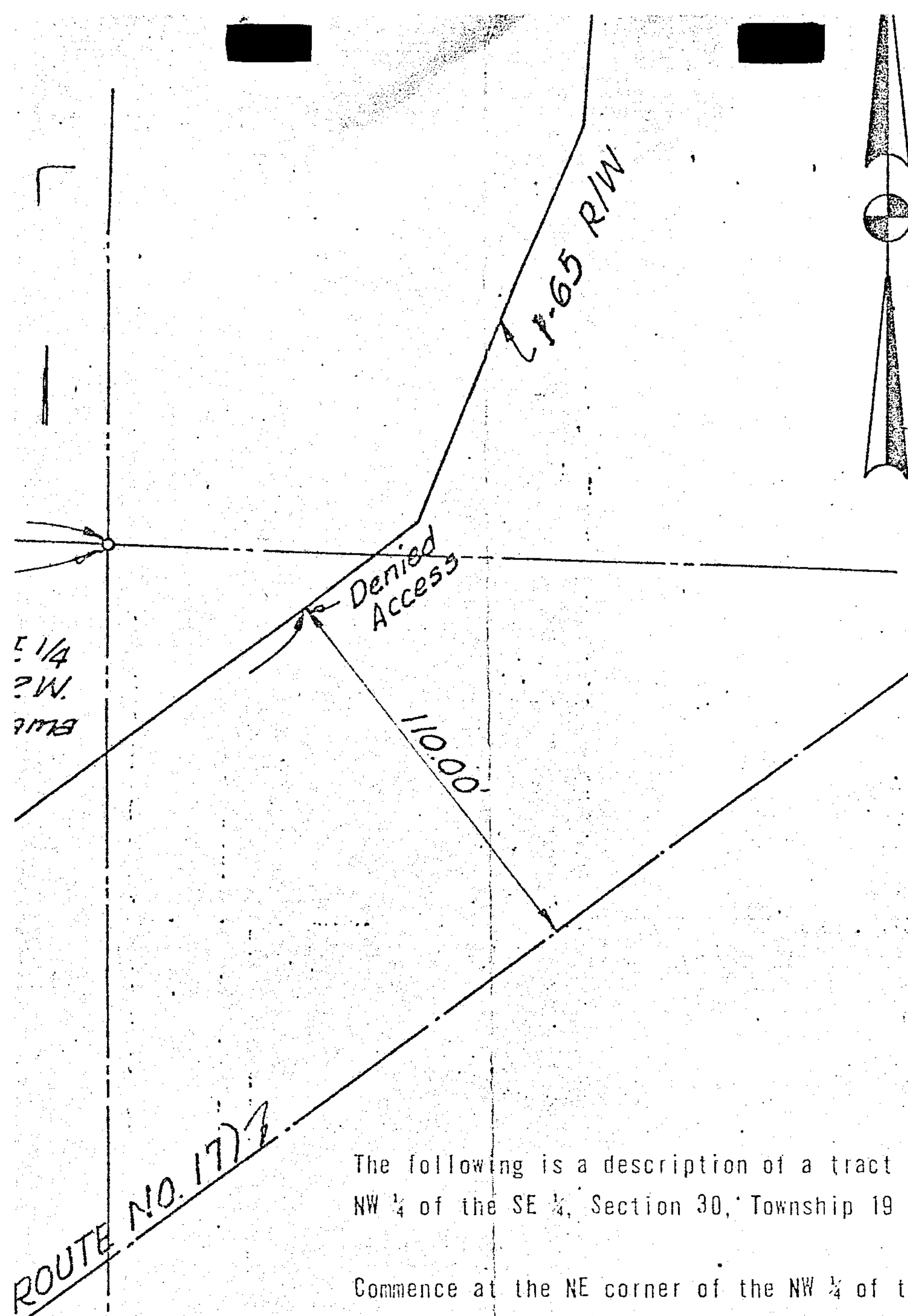


EXHIBIT A



19780222000022010 5/5 \$.00
Shelby Cnty Judge of Probate, AL
02/22/1978 12:00:00AM FILED/CERT

The following is a description of a tract of land situated in the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ and the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$, Section 30, Township 19 South, Range 2 West, Shelby County, Alabama.

Commence at the NE corner of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 30, Township 19 South, Range 2 West; thence West along the North line of said $\frac{1}{4}$ - $\frac{1}{4}$ N $87^{\circ}57'42''$ W, 255.44 feet to the point of beginning; thence $52^{\circ}14'43''$ right, 54.84 feet to a point; thence $90^{\circ}00'00''$ left, 216.77 feet to a point on the NE right-of-way line of Riverchase Parkway East; thence $98^{\circ}53'01''$ left and along said right-of-way 91.58 feet to a curve to the right, said curve having a central angle of $11^{\circ}00'00''$ and a radius of 562.83 feet; thence along said curve and right-of-way 106.06 feet to a point; thence tangent and along said right-of-way 8.11 feet to a point, said point being the intersection of said Riverchase Parkway East right-of-way line and the Northwestern right-of-way line of Shelby County Highway 17; thence $56^{\circ}37'37''$ left and along Shelby County Highway 17 right-of-way 87.88 feet to a curve to the left; thence $34^{\circ}51'30''$ left tangent to said curve, said curve having a central angle of $00^{\circ}37'52''$ and a radius of 11,349.16 feet; thence along said curve and right-of-way 125.00 feet to a point; thence $90^{\circ}00'00''$ left from tangent and leaving said right-of-way 203.16 feet to the point of beginning and containing, 1.15 acres, more or less, or 50,122 s.f.

I hereby certify that this plat is a true and correct representation of the land surveyed and has been prepared in conformity with the minimum standards and requirements by law.

John E. Norton

John E. Norton, P.E. and L.S.
State of Alabama Reg. No. 10287

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

1978 FEB 22 PM 12:32
Deed tax - 125.50
Rec - 7.50
Inf. 1.00
134.00

Thomas A. Snowdon, Jr.
JUDGE OF PROBATE

NO.	REVISIONS
1	Added San. Sewer Easement 2/8/78
BOUNDARY SURVEY for THE HARBERT-EQUITABLE JOINT VEN.	