

THIS DOCUMENT WAS PREPARED BY:

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Balch, Bingham, Baker,
Hawthorne, Williams & Ward
600 North 18th Street
Birmingham, Alabama 35203

2569

STATE OF ALABAMA)

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of TWENTY TWO THOUSAND SEVEN HUNDRED FIFTY AND NO/100 DOLLARS (\$22,750.00) in hand paid by GILBERT CONSTRUCTION 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:

Lot 13, Riverchase Country Club Subdivision, Third Addition, according to plat recorded in Map Book 7, page 53, 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, 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, as amended by Amendment No. 1, recorded in Miscellaneous Book 17, beginning at page 550, in the office of the Judge of Probate of Shelby County, Alabama.



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Shelby Cnty Judge of Probate, AL
07/18/1978 12:00:00AM FILED/CERT

BOOK 313 PAGE 632

The above described property is restricted to use as a single family residence unless a change in use is authorized in accordance with the Declaration of Protective Covenants, Agreements, Easements, Charges and Liens for Riverchase (Residential), as amended.

GRANTEE agrees to install and connect a sanitary sewer service line from the house to be constructed on the property to the capped sewer line which is already in place in the subdivision. GRANTEE recognizes that said sanitary sewer service line will be in addition to the septic tank system if the capped sewers are not in operation before the occupancy of the house to be constructed on the property. GRANTEE, at its sole expense, shall obtain all permits necessary for the installation of said sanitary sewer service line.

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 the 13th day of July, 1978.

THE HARBERT-EQUITABLE JOINT VENTURE

By: THE EQUITABLE LIFE ASSURANCE
SOCIETY OF THE UNITED STATES

Witness:

M. J. M. J.

Margaret L. McCarthy

By

[Signature]
Its Division Manager

Date Executed: 7-10-78

Witness:

[Signature]

Donna [Signature]

By: HARBERT CONSTRUCTION CORPORATION

By

[Signature]
Its Vice President ~~MANAGER REAL ESTATE~~

Date Executed: 7-13-78

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Shelby Cnty Judge of Probate, AL
07/18/1978 12:00:00AM FILED/CERT

STATE OF GEORGIA)

COUNTY OF FULTON)

I, Carolyn K. Alexander, a Notary Public in and for said County, in said State, hereby certify that WELDON M. VAN PELT, 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 10th day of July, 1978.

Carolyn K. Alexander
Notary Public

My commission expires: 8/16/80

STATE OF Alabama

COUNTY OF Shelby)

I, Donna C. White, a Notary Public in and for said County, in said State, hereby certify that Steve Hunter, Jr., whose name as ^{Manager - Real Estate (New)} ~~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 13th day of July, 1978.

Donna C. White
Notary Public

My commission expires: 1-20-81

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

JUL 18 AM 8:37

JUDGE OF PROBATE

Deed 23.00

Rec. 4.50

Ind. 1.00

28.50

19780718000092860 3/3 \$.00
Shelby Cnty Judge of Probate, AL
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BOOK 313 PAGE 634