

THIS DOCUMENT WAS PREPARED BY:

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

STATE OF ALABAMA)

COUNTY OF SHELBY)



19780822000111120 1/7 \$.00
Shelby Cnty Judge of Probate, AL
08/22/1978 12:00:00 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of TWO HUNDRED NINETY SIX THOUSAND EIGHT HUNDRED FORTY ONE AND 045/100 DOLLARS (\$296,841.45) in hand paid by BUCKINGHAM SQUARE, LIMITED, an Alabama limited partnership, (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:

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

Commence at the NE corner of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of said section; thence West along the North line of said $\frac{1}{4}$ - $\frac{1}{4}$, 4,622.16 feet; thence 90°00'00" left, 88.78 feet to the point of beginning; thence 46°12'25" left, 413.96 feet to a point, said point being on the Northwesternly right-of-way of Parkway River Road and a curve to the left, said curve having a central angle of 39°52'08" and a radius of 280.00 feet; thence 71°45'00" right to tangent of said curve and along the arc of said curve and right-of-way 194.84 feet; thence tangent to said curve and along said right-of-way 25.03 feet to a curve to the right, said curve having a central angle of 95°42'51" and a radius of 25.00 feet; thence along the arc of said curve and right-of-way 41.76 feet to a curve to the right and the Northerly right-of-way of Riverchase Parkway East, said curve having a central angle of 04°03'17" and a radius of 577.41 feet; thence along the arc of said curve and right-of-way, 40.86 feet; thence tangent to said curve and along said right-of-way, 160.44 feet to a curve to the left, said curve having a central angle of 24°58'39" and a radius of 540.22 feet; thence along the arc of said curve and right-of-way, 235.50 feet to a curve to the right, said curve having a central angle of 84°24'56" and a radius of 25.00 feet; thence along the arc of said curve and leaving said right-of-way, 36.83 feet; thence tangent to said curve 45.43 feet to a curve to the right, said curve having a central angle of 83°06'54" and a radius of 90.00 feet; thence along the arc of said curve, 130.56 feet; thence 90°00'00" left to tangent of said curve, 300.20 feet; thence 105°37'49" right, 101.16 feet; thence 04°20'00" left, 364.98 feet to the point of beginning and containing 258,123 square feet or 5.93-acres, more or less.

BOOK 314 PAGE 474

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 (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, and 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 (CP) office development with a density not to exceed 10,000 square feet per acre, 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 dated April 26, 1977, 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 fifteen foot (15') easements 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 easements shown on the survey attached as Exhibit "A" hereto as being the fifteen feet east, south and west of the centerline of a thirty foot (30') easement along the west, north and east boundaries of the property. GRANTOR also reserves easements for sanitary sewer lines and drainage, together with all rights and privileges necessary or convenient for the full use and enjoyment thereof, such easements shown on the survey attached as Exhibit "A" hereto, as being the easements located in the northwestern, southwestern and southeastern corners of the property.

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 15th day of August, 1978.

THE HARBERT-EQUITABLE JOINT VENTURE

By: THE EQUITABLE LIFE ASSURANCE
SOCIETY OF THE UNITED STATES

Witnesses:

By: [Signature]
Its Division Manager

Witnesses:

By: HARBERT CONSTRUCTION CORPORATION

By: [Signature]
Its Manager - Real Estate

Donna Logan



19780822000111120 2/7 \$.00
Shelby Cnty Judge of Probate, AL
08/22/1978 12:00:00 AM FILED/CERT

STATE OF Alabama
COUNTY OF Shelby

I, Donna C. White, 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 15th day of August, 1978.

Donna C. White
Notary Public

My commission expires: 1-20-81

STATE OF Alabama
COUNTY OF Shelby

I, Donna C. White, a Notary Public in and for said County, in said State, hereby certify that Bill Hunter Jr., 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 15th day of August, 1978.

Donna C. White
Notary Public

My commission expires: 1-20-81

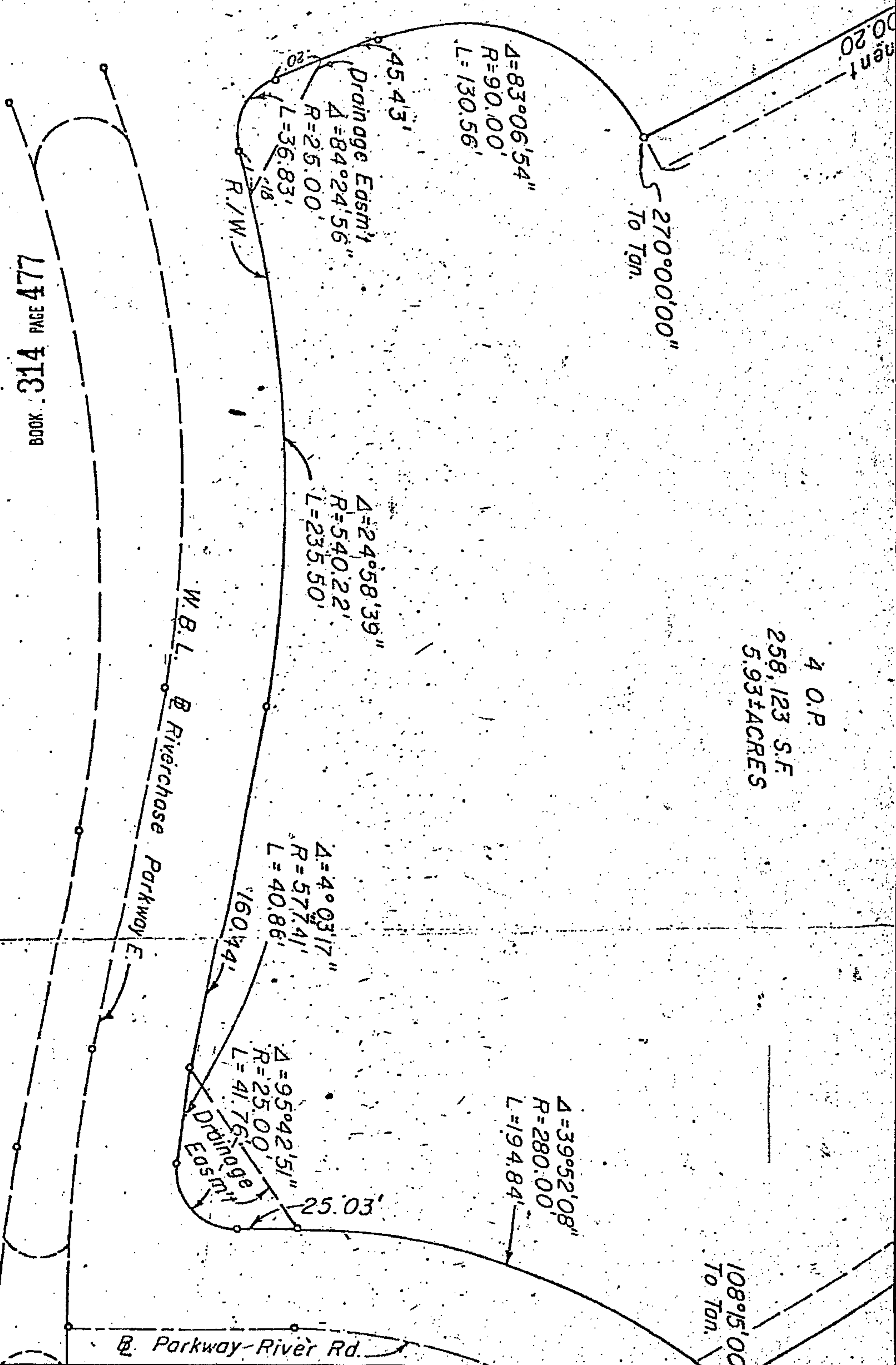


19780822000111120 3/7 \$.00
Shelby Cnty Judge of Probate, AL
08/22/1978 12:00:00 AM FILED/CERT

BOOK 314 PAGE 476



19780822000111120 4/7 \$.00
Shelby Cnty Judge of Probate, AL
08/22/1978 12:00:00 AM FILED/CERT



BOOK 314 PAGE 477

EXHIBIT A

BOOK - 314 PAGE 478

Easement
300.20



19780822000111120 5/7 \$.00
Shelby Cnty Judge of Probate, AL
08/22/1978 12:00:00 AM FILED/CERT

105°30'00"

88.78

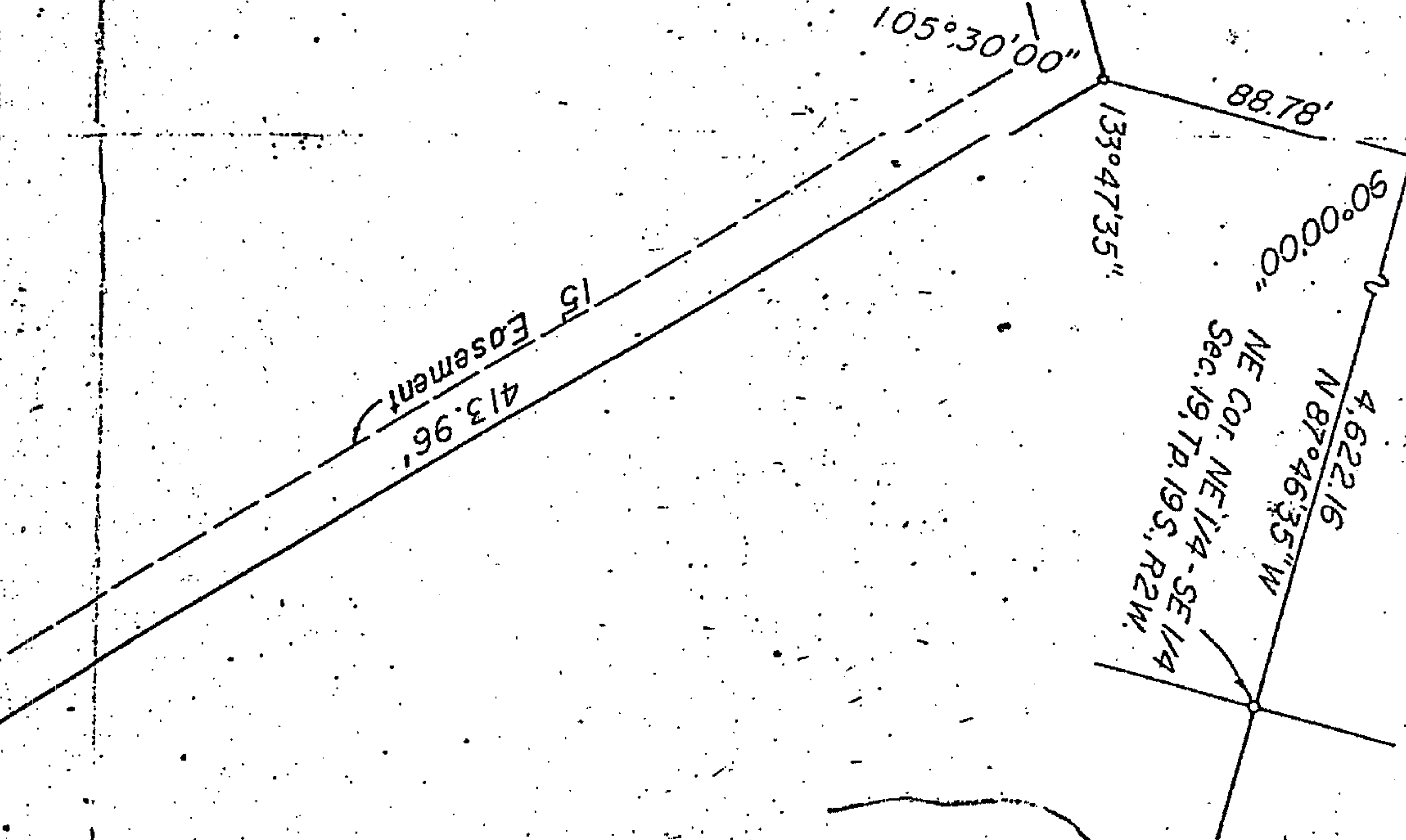
00.00.06

7,622.16
N 87° 20'

NE COR. NE 1/4 - SE 1/4
Sec. 19, T. 19 S., R. 2 W.

413.96
Easement

19780822000111120 6/7 \$.00
Shelby Cnty Judge of Probate, AL
08/22/1978 12:00:00 AM FILED/CERT



The following is a description of a tract of land situated in the NW 1/4 of the SW 1/4 of Section 19, Township 19 South, Range 2 West, Shelby County, Alabama, and being more particularly described as follows:

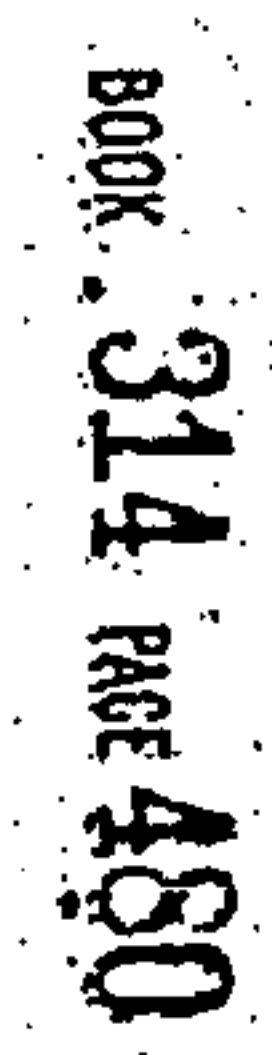
Commence at the NE corner of the NE 1/4 of the SE 1/4 of said section; thence West along the North line of said 1/4 - 1/4, 4,622.16 feet, thence 90°00'00" left, 88.78 feet to the point of beginning; thence 46°12'25" left, 413.96 feet to a point, said point being on the Northwesterly right-of-way of Parkway River Road and a curve to the left, said curve having a central angle of 39°52'08" and a radius of 280.00 feet; thence 71°45'00" right to tangent of said curve, and along the arc of said curve and right-of-way 194.84 feet; thence tangent to said curve and along said right-of-way 25.03 feet to a curve to the right, said curve having a central angle of 95°42'51" and a radius of 25.00 feet; thence along the arc of said curve and right-of-way 41.76 feet to a curve to the right and the Northerly right-of-way of Riverchase Parkway East, said curve having a central angle of 04°03'17" and a radius of 577.41 feet; thence along the arc of said curve and right-of-way, 40.86 feet; thence tangent to said curve, and along said right-of-way, 160.44 feet to a curve to the left, said curve having a central angle of 24°58'39" and a radius of 540.22 feet; thence along the arc of said curve and right-of-way, 235.50 feet to a curve to the right, said curve having a central angle of 84°24'56" and a radius of 25.00 feet; thence along the arc of said curve and leaving said right-of-way, 36.83 feet; thence tangent to said curve 45.43 feet to a curve to the right, said curve having a central angle of 83°06'54" and a radius of 90.00 feet; thence along the arc of said curve, 130.56 feet; thence 90°00'00" left to tangent of said curve, 300.20 feet; thence 105°37'49" right, 101.18 feet; thence 04°20'00" left, 364.98 feet to the point of beginning and containing 258.123 square feet or 5.93 acres more or less.

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. Hoff

308 52
1050
1070

4 O.P.
59, 123 S.F.
3±ACRES



3	Add. San. Easem't. N.W. Prop. Cor.	8-13-78
2	Rev. Easem't's. to 15' & Corr. Dist. in Legal Desc.	8-10-78
1	Rev. West Property Line to Add 0.42 Ac.	8-8-78
NO.	REVISIONS	DATE

PROPERTY SURVEY
FOR
THE HARBERT-EQUITABLE JOINT VENTURE
Situated in The NW 1/4 Of The S.W. 1/4 Section 19, Tp. 19S., R. 21W.,
Shelby County, Alabama

**LOWE
ENGINEERS,
Birmingham,**

Scale: 1"=50'
Date: 6-14-78
Drawing