

THIS INSTRUMENT WAS PREPARED BY:

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



19780825000113680 1/3 \$.00
Shelby Cnty Judge of Probate, AL
08/25/1978 12:00:00AM FILED/CERT

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of FIFTY FIVE THOUSAND SEVEN HUNDRED AND NO/100 DOLLARS (\$55,700.00) in hand paid by MA-JER, 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 Jefferson County, Alabama:

Lots 13, 20 and 51, Riverchase Country Club Residential Subdivision, Fourth Addition, a subdivision of Riverchase, according to Plat recorded in Map Book 21, page 8, in the office of the Judge of Probate of Jefferson County, Alabama, Bessemer Division.

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. Requirements of the Jefferson 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 Real Volume 348 beginning at page 49, in the office of the Judge of Probate of Jefferson County, Alabama, Bessemer Division, as amended by Amendment No. 1, recorded in Real Volume 348, beginning at page 822, in the office of the Judge of Probate of Jefferson County, Alabama, Bessemer Division.

BOOK 314 PAGE 574

7. Said property conveyed by this instrument is hereby restricted to use as a single family residential dwelling, 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, as described in paragraph 6 above, said restriction to be effective for the same period of time as the Riverchase Residential Covenants.

GRANTEE agrees to install and connect a sanitary sewer service line from the house to be constructed on each lot conveyed to GRANTEE herein 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.

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 Lots 13, 20 and 51, Riverchase Country Club Residential Subdivision, Fourth Addition, at such time, if any, as an operating Sewage Treatment System may be made available to said Lots, and covenant to connect to such Sewage Treatment System at such time as it is available, at GRANTEE's sole expense.

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 11th day of AUGUST, 1978.

THE HARBERT-EQUITABLE JOINT VENTURE

By: THE EQUITABLE LIFE ASSURANCE SOCIETY OF THE UNITED STATES

By Donald J. Deary
Its Division Manager

Witnesses:

Walter M. Miller
Robert G. Wilcox

By: HARBERT CONSTRUCTION CORPORATION

By Stacy Hunter, Jr.
Its MANAGER - REAL ESTATE

Witnesses:

Leo A. Glorin
William Butterfield

19780825000113680 2/3 \$.00
Shelby Cnty Judge of Probate, AL
08/25/1978 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 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 August, 1978.

Carolyn K. Alexander
Notary Public

My commission expires: August 16, 1980

STATE OF

Alabama

COUNTY OF

Shelby

19780825000113680 3/3 \$.00
Shelby Cnty Judge of Probate, AL
08/25/1978 12:00:00AM FILED/CERT

I, Ronna 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 10th day of August, 1978.

Ronna C White
Notary Public

My commission expires: 1-20-81

RECEIVED
AUG 25 1978
JUDGE OF PROBATE

AUG 25 1978

Deed 56.00

Rec. 4.50

Ind. 1.00

61.50