

THIS INSTRUMENT WAS PREPARED BY:

Randolph Lanier
Attorney at Law
Post Office Box 306
Birmingham, Alabama 35201

888

STATE OF ALABAMA)
COUNTY OF SHELBY)

19790226000023250 1/3 \$.00
Shelby Cnty Judge of Probate, AL
02/26/1979 12:00:00AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of Sixteen Thousand, Five Hundred and No/100 Dollars (\$16,500.00) in hand paid by Johnson-Rast & Hays 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 12, according to Second Addition, Riverchase Country Club Residential Subdivision, as recorded in Map Book 7, Page 121, in the Probate Office of Shelby County, Alabama.

Such land is conveyed subject to the following:

1. Ad valorem taxes due and payable October 1, 1979.
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, in the office of the Judge of Probate of Shelby County, as amended in Miscellaneous Book 17, beginning at page 550, in the office of the Judge of Probate of Shelby County, Alabama.

GRANTEE, its 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 12, Riverchase Country Club, 2nd Addition, at such time, if any, as an operating Sewage Treat-

BOOK 317 PAGE 969
JOHNSON-RAST & HAYS CO.
CONSTRUCTION DIVISION
501 Riverchase Parkway East
Suite 202
BIRMINGHAM, ALABAMA 35244

ment 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. 12, Riverchase Country Club, 2nd 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 effective on this the 20th day of Feb., 1979.

THE HARBERT-EQUITABLE JOINT VENTURE

By: THE EQUITABLE LIFE ASSURANCE
SOCIETY OF THE UNITED STATES

Witnesses:

Maria C. Cabrera

John P. McCurry

By [Signature]
Its Division Manager

Witnesses:

Leo A. Z. G. [Signature]

Joseph E. M. [Signature]

By: HARBERT CONSTRUCTION CORPORATION

By [Signature]
Its [Signature]



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STATE OF GEORGIA
COUNTY OF FILTON

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 20th day of FEBRUARY, 1979.

Carolyn K. Alexander
Notary Public

My commission expires: 8-16-80



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STATE OF Alabama
COUNTY OF Jasper

I, Patsy L. Loney, a Notary Public in and for said County, in said State, hereby certify that W. H. Korman, 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 20th day of February, 1979.

Patsy L. Loney
Notary Public

My commission expires: 12/31/1982

STATE OF ALA. SHELBY CO.
JUDGE OF PROBATE
THIS

FEB 26 AM 8:47

Thomas A. Loney, Jr.
JUDGE OF PROBATE
Paid 16.50
Fees 4.50
Ind. 1.00
22.00 -3-