

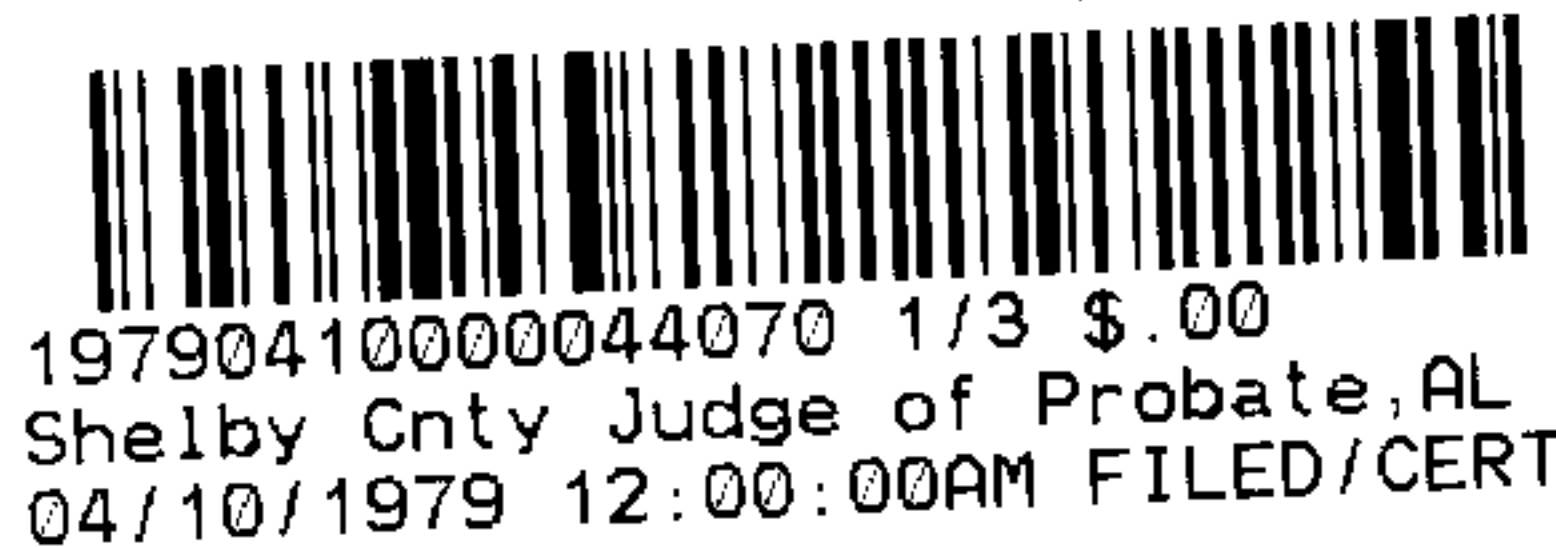
THIS DOCUMENT WAS PREPARED BY:

William H. Satterfield
Attorney at Law
P. O. Box 1297
Birmingham, Alabama 35201

457

STATE OF ALABAMA)

COUNTY OF SHELBY)



KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of FIFTEEN THOUSAND FIVE HUNDRED AND NO/100 DOLLARS (\$15,500.00) in hand paid by W. F. Land, and wife, Jean H. Land (hereinafter referred to as "GRANTEES"), 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 GRANTEES, as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama:

Lot 50, Riverchase Country Club Residential Subdivision, Third Addition, a subdivision of Riverchase, 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. Subject to the modification specifically provided in subparagraph (a), 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, Alabama, as amended in Miscellaneous Book 17, beginning at page 550, in the office of the Judge of Probate of Shelby County, Alabama, except as follows:

BOOK 318 PAGE 944

(a) Sections 12.20 and 12.21 of said Declaration shall not apply to GRANTEES herein.

6. Said property conveyed by this instrument is hereby restricted to use as a single family residential dwelling, unless a change in use is authorized pursuant to the Riverchase Residential Covenants, as described in paragraph 5 above, said restriction to be effective for the same period of time as the Riverchase Residential Covenants.

TO HAVE AND TO HOLD unto GRANTEES, their successors and assigns, forever.

IN WITNESS WHEREOF, the GRANTOR has caused this coveyance to be executed by each Venturer by their respective duly authorized officers thereunto effective on this the 28th day of JUNE, 1978.

THE HARBERT-EQUITABLE JOINT VENTURE

By: THE EQUITABLE LIFE ASSURANCE
SOCIETY OF THE UNITED STATES

Witnesses:

By:

Donald E. [Signature]
Its Division Manager

Witnesses:

By:

HARBERT CONSTRUCTION CORPORATION

By:

Will Hunter, Jr.
Its MANAGER - REAL ESTATE



19790410000044070 2/3 \$.00
Shelby Cnty Judge of Probate, AL
04/10/1979 12:00:00AM 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 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 28th day of June, 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 Stell 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 28th day of June, 1978.

Donna C White
Notary Public

My commission expires: 1-20-81

STATE OF ALA. SHELBY CO.
I HEREBY THIS

019 APR 10 AM 8:48

Thomas A. Linder, Jr.
JUDGE OF PROBATE

Rec'd tax 15.50
Rec. 4.50
100
21.00



19790410000044070 3/3 \$.00
Shelby Cnty Judge of Probate, AL
04/10/1979 12:00:00AM FILED/CERT