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THIS DOCUMENT WAS PREPARED BY:

Randolph Lanier
Balch, Bingham, Baker,
Hawthorne, Williams & Ward
Post Office Box 306
Birmingham, Alabama 35201

19790508000055640 1/8 $.00
Shelby Cnty Judge of Probate,AL
05/08/1979 12:00:00AM FILED/CERT

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of Two Hundred Eighty Thousand and No/100 Dollars ($280,000.00) in hand paid by Riverchase Town Homes I, Ltd., 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 description of a tract of land situated in the SE 1/4 of Section 24, Township 19 South, Range 3 West, Shelby County, Alabama, and being more particularly described as follows:

Begin at the SW corner of the NE 1/4 of the SE 1/4 of said Section; thence North along the West Line of said 1/4 - 1/4, 326.02 feet; thence 56°56' 29" right, 248.96 feet; thence 53° 34'20" right, 142.00 feet; thence 33°20'48" left, 155.77 feet; thence 102°44'36" right, 246.35 feet; thence 62°50'15" left, 183.71 feet to the Northwesterly right-of-way of Riverchase Parkway West and a curve to the left, said curve having a central angle of 34°52'00" and a radius of 310.00 feet; thence 113°22'15" right

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$250,000.00 of the purchase price recited above was paid from a Mortgage loan closed simultaneously herewith.

Balch, Bingham, Baker, et al
600 No. 1st.
P.O. Box - 306

to tangent of said curve and along the arc of said curve and along said right-of-way, 188.65 feet; thence tangent to said curve and along said right-of-way 86.84 feet to a curve to the right, said curve having a central angle of 25°10'00" and a radius of 310.00 feet; thence along the arc of said curve and along said right-of-way, 136.17 feet; thence tangent to said curve and along said right-of-way 23.42 feet to a curve to the right, said curve having a central angle of 90°00'00" and a radius of 25.00 feet; thence along the arc of said curve and along said right-of-way 39.27 feet to the Northeasterly right-of-way of a proposed road; thence tangent to said curve and along said right-of-way, 70.00 feet to a curve to the right, said curve having a central angle of 09°55'00" and a radius of 200.00 feet; thence along the arc of said curve and along said right-of-way, 34.62 feet; thence 90°00'00" left from tangent of said curve 60.00 feet to the Southwesterly right-of-way of said proposed road; thence 39°20'23" right 295.12 feet; thence 90°00'00" right 229.76 feet to the point of beginning.

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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 Book 14, beginning at page 536, as amended by Amendment No. 1 recorded in Book 17, beginning at page 550 in the office of the Judge of Probate of Shelby County, Alabama.

6. Said property conveyed by this instrument is hereby restricted to use for residential townhouses (with a density not to exceed five per acre)

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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.

7. GRANTOR reserves those easements shown on survey attached hereto as Exhibit A and made a part hereof for use for utility lines and appurtenances, including but not limited to gas, water, sewer, drainage, electricity, and telephone, together with all rights and privileges necessary or convenient for the full use and enjoyment thereof.

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 this 4th day of May, 1979.

Witnesses:

THE HARBERT-EQUITABLE JOINT VENTURE

By: The Equitable Life Assurance Society of the United States

By _____
Its Assistant Division Manager

Witnesses:

By: Harbert Construction Corporation

By _____
Its Manager-Real Estate

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STATE OF GEORGIA

COUNTY OF FULTON

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I, _____, a Notary Public in and for said County in said State, hereby certify that _____, whose name as _____ 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 instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of this instrument, 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 _____ day of _____, 1979.

_____
Notary Public

My commission expires: _____

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STATE OF ALABAMA

COUNTY OF JEFFERSON

I, Elizabeth D. Beck, a Notary Public in and for said County, in said State, hereby certify that Dale 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 4th day of May, 1979.

Elizabeth D. Beck
Notary Public

My commission expires: My Commission Expires October 20, 1982

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The following is a description of a tract of land situated in the SE ¼ of Section 24, Township 19 South, Range 3 West, Shelby County Alabama, and being more particularly described as follows:

Begin at the SW corner of the NE ¼ of the SE ¼ of said Section; thence North along the West Line of said ¼ – ¼, 326.02 feet; thence 56° 56′ 29″ right, 248.96 feet; thence 53° 34′ 20″ right, 142.00 feet; thence 33° 20′ 48″ left, 155.77 feet; thence 102° 44′ 36″ right, 246.35 feet; thence 62° 50′ 15″ left, 183.71 feet to the Northwesterly right-of-way of Riverchase Parkway West and a curve to the left, said curve having a central angle of 34° 52′ 00″ and a radius of 310.00 feet; thence 113° 22′ 15″ right to tangent of said curve and along the arc of said curve and along said right-of-way, 188.65 feet; thence tangent to said curve and along said right-of-way 86.84 feet to a curve to the right, said curve having a central angle of 25° 10′ 00″ and a radius of 310.00 feet; thence along the arc of said curve and along said right-of-way, 136.17 feet; thence tangent to said curve and along said right-of-way 23.42 feet to a curve to the right, said curve having a central angle of 90° 00′ 00″ and a radius of 25.00 feet; thence along the arc of said curve and along said right-of-way, 39.27 feet to the Northeasterly right-of-way of a proposed road; thence tangent to said curve and along said right-of-way, 76.00 feet to a curve to the right, said curve having a central angle of 09° 55′ 00″ and a radius of 200.00 feet; thence along the arc of said curve and along said right-of-way, 34.62 feet; thence

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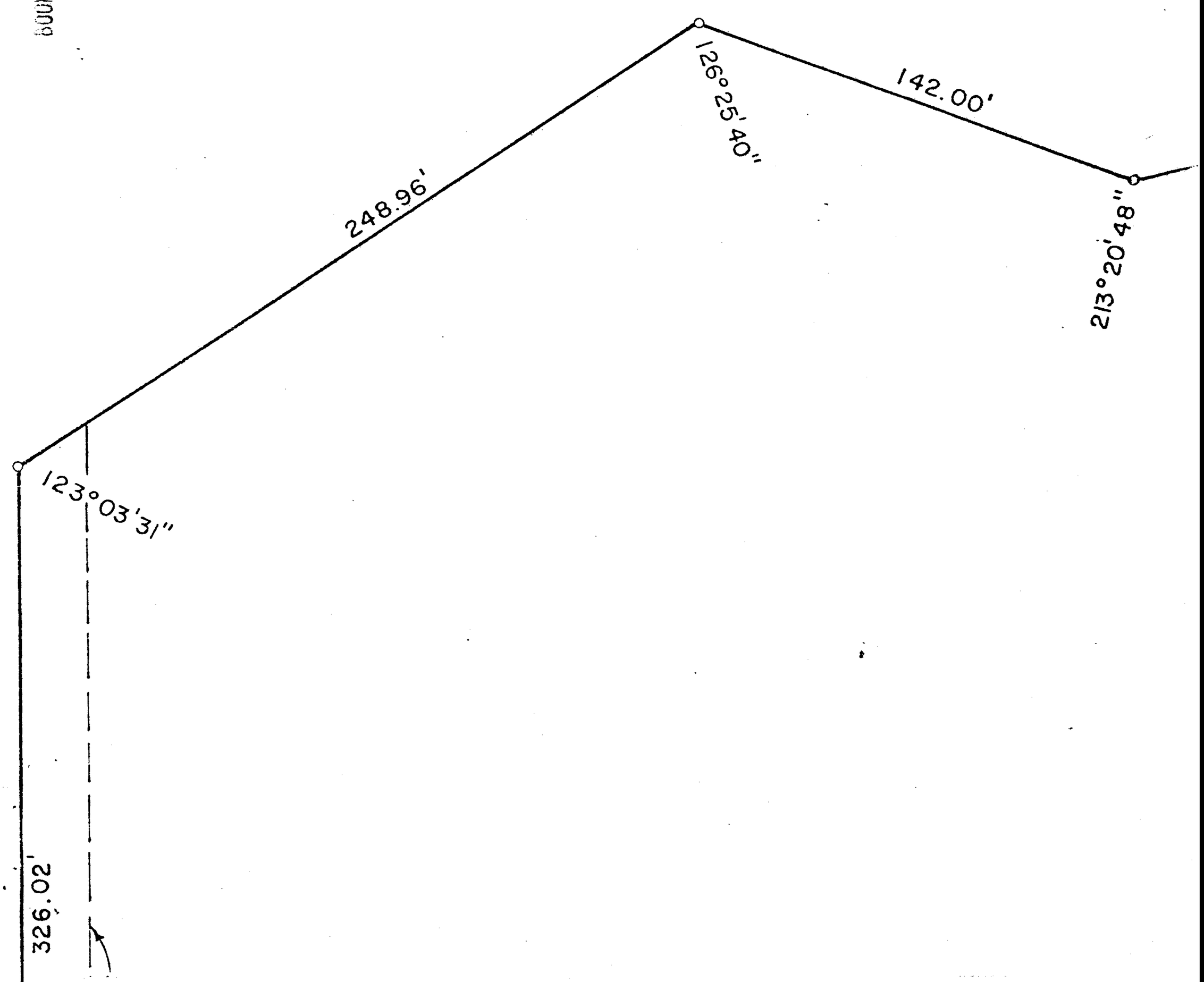

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00" left from tangent of said curve, 60.00 feet to the Southwesterly right-
of said proposed road; thence 39°20'00" right, 295.12 feet; thence 90°00'00"
229.76 feet to the point of beginning and containing 348.489 square feet
0 acres, more or less.

eby certify that this plat is a true and correct representation of the land
yed and has been prepared in conformity with the minimum standards and
rements by law.

John E. Norton
Registered Engineer and Land Surveyor
State of Alabama Reg. No. 10287

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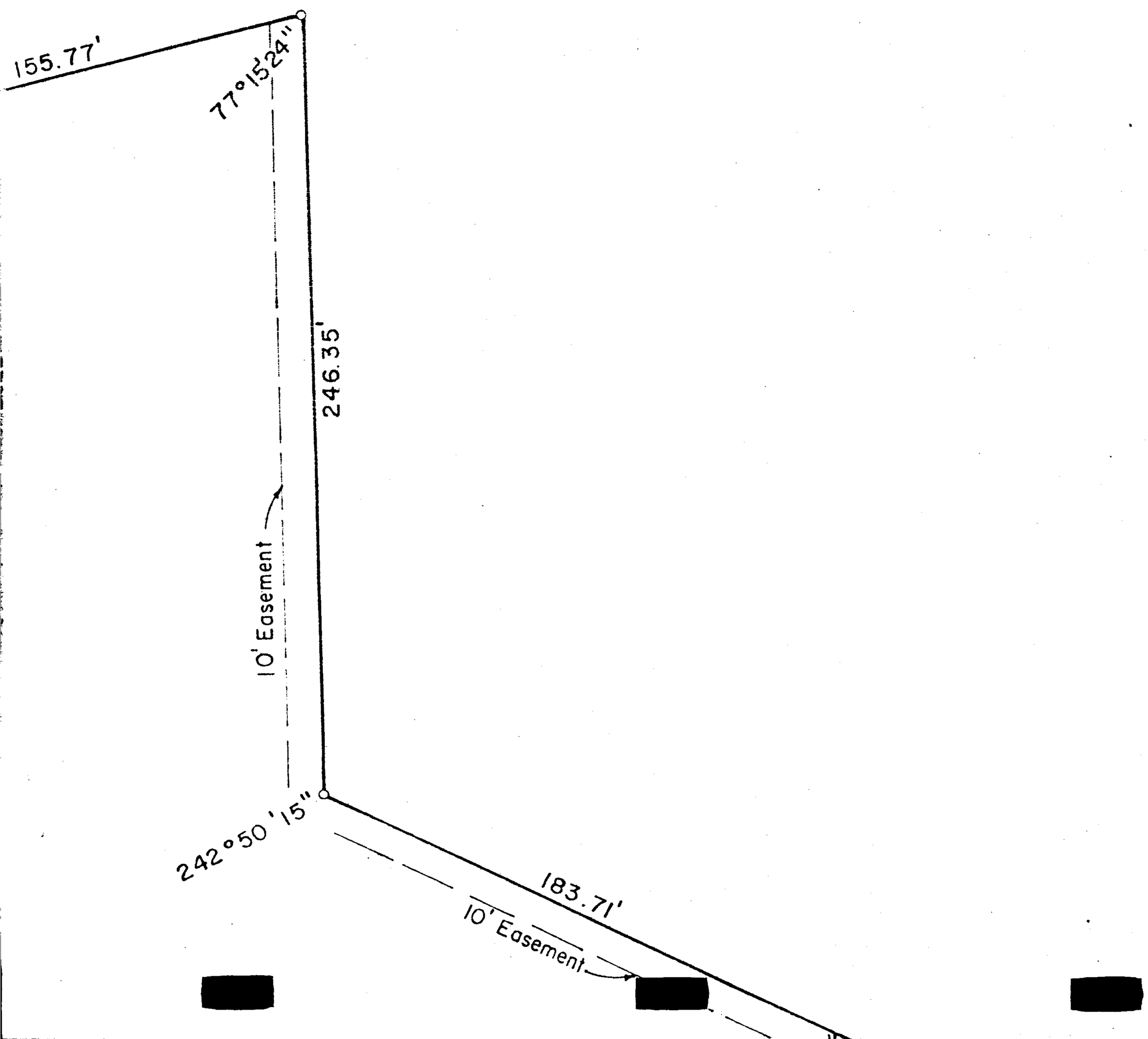

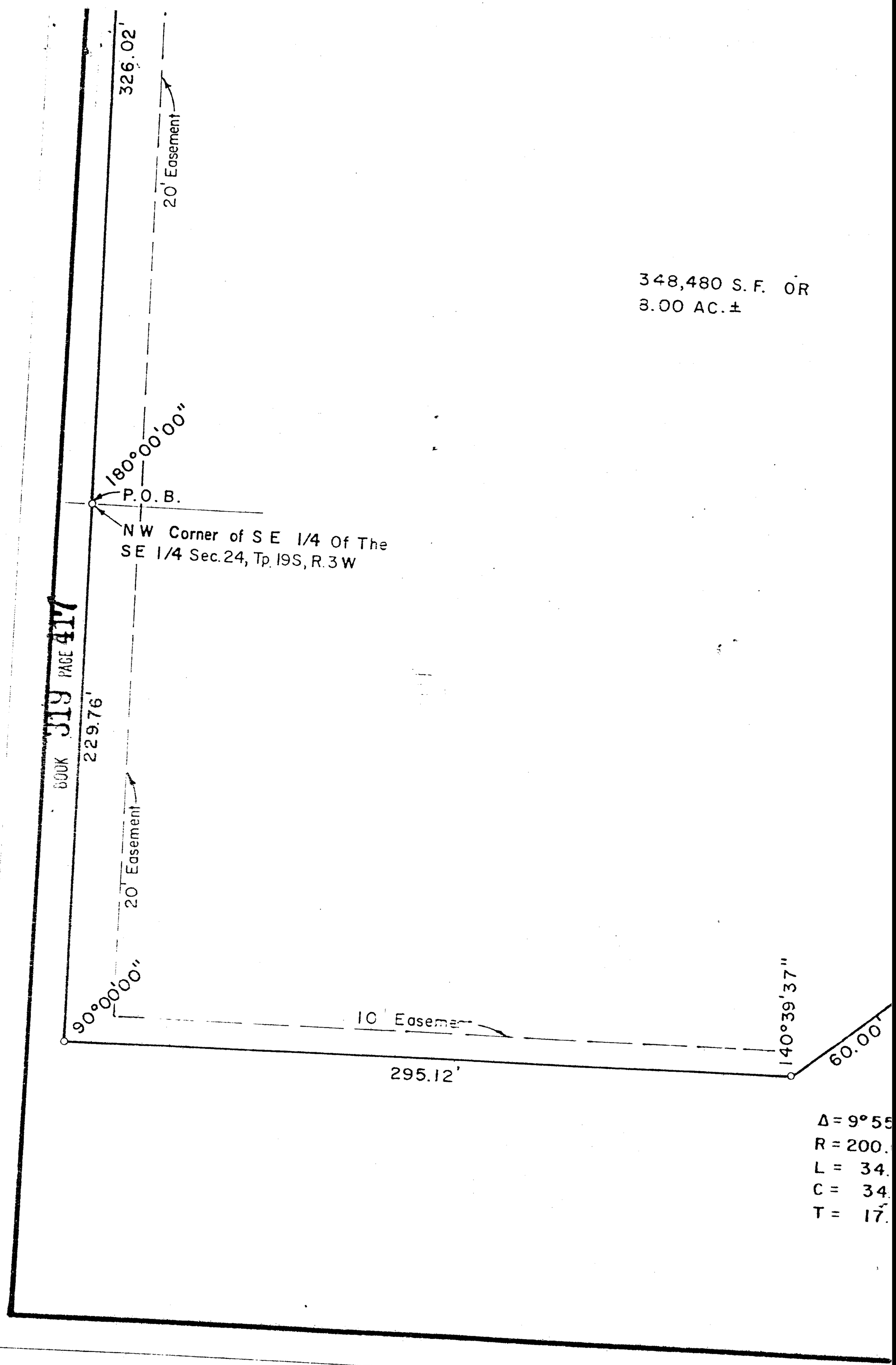

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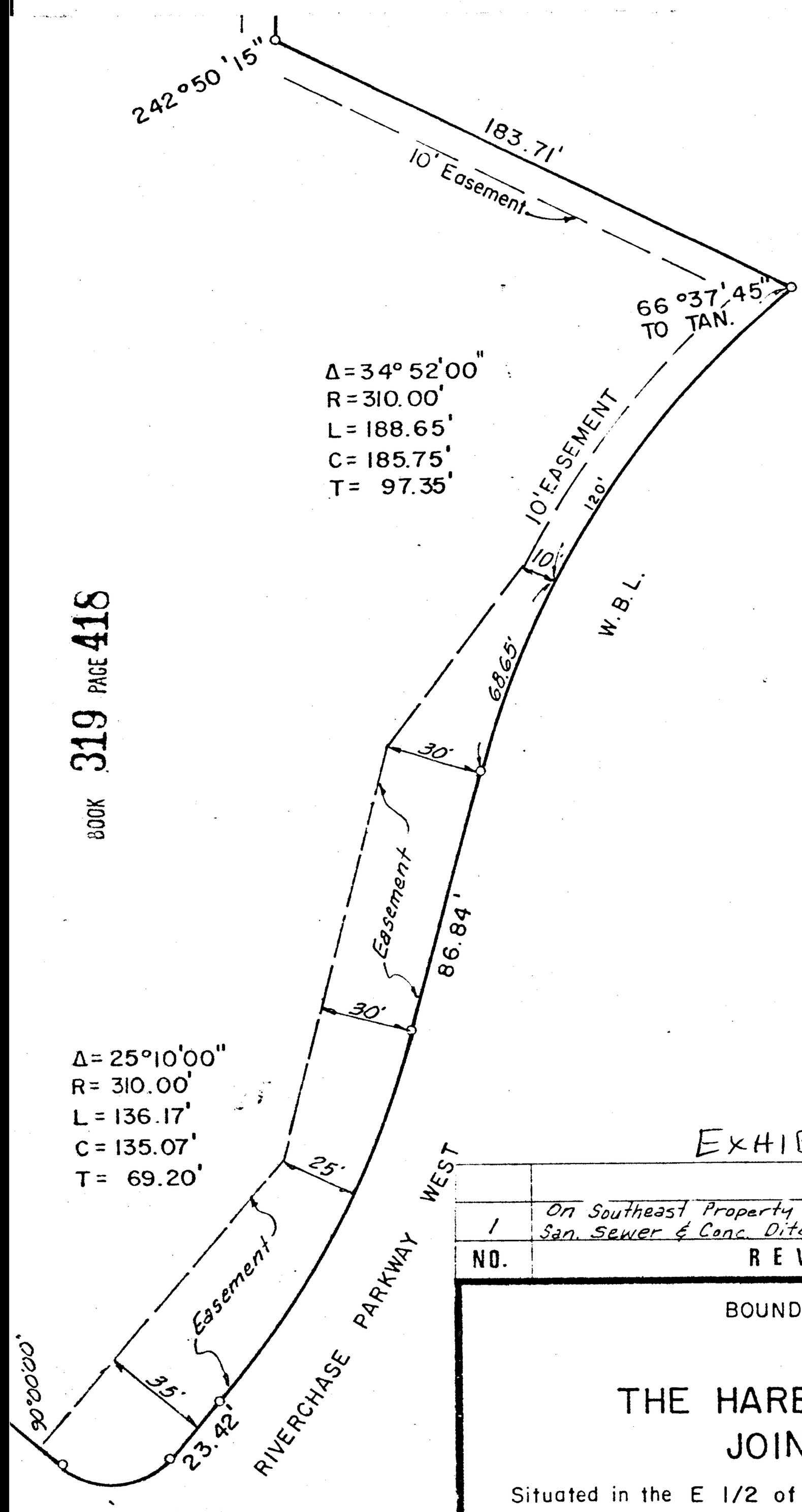

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Δ = 90°00'00"
R = 25.00'
L = 39.27'
C = 35.36'
T = 25.00'

See Mtg 391 – 307

STATE OF ALA. SHELBY CO.
I HEREBY CERTIFY THIS
INSTRUMENT WAS FILED

Deed tax 30.00
Rec. 12.00
1.00
43.00

1979 MAY -8 AM 9:41

Thomas P. Shoemaker, Jr.
JUDGE OF PROBATE

EXHIBIT A

NO.	REVISIONS	DATE
1	On Southeast Property Line added Easement For San. Sewer & Conc. Ditch.	2 MAY 79

BOUNDARY SURVEY
FOR

THE HARBERT–EQUITABLE JOINT VENTURE

Situated in the E 1/2 of the SE 1/4, Section 24, Township 19 S, Range 3 W. Shelby County, Alabama

Lowe Engineers, Inc.
Birmingham Alabama

Scale: 1" = 50
Date: 26 APR 79
Drawing Number:

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