THIS INSTRUMENT WAS PREPARED BY:

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

19790813000103260 1/3 $.00
Shelby Cnty Judge of Probate,AL
08/13/1979 12:00:00AM FILED/CERT

STATE OF ALABAMA)

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of TWENTY THREE THOUSAND AND 00/100THS DOLLARS ($23,000.00) in hand paid by MANGRUM HOMES, 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:

BOOK 321 PAGE 403

Lot 52, according to Third Addition, Riverchase Country Club Residential Subdivision, as 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, 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.

6. Said property conveyed by this instrument is hereby restricted to use for single-family residential dwellings (with a density not to exceed one single family unit per lot) unless a change in use is authorized pursuant to 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.

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BOOK 321 PAGE 404

GRANTEE, its successors and assigns, agrees and covenants to terminate the use of any septic tank and field lines now or hereafter located on or serving said Lot 52, Riverchase Country Club, Third Addition at such time, if any, as an operating sewage treatment system may be made available to said Lot 52, and covenants 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 13th day of June _____, 1979.

THE HARBERT-EQUITABLE JOINT VENTURE

By: THE EQUITABLE LIFE ASSURANCE SOCIETY OF THE UNITED STATES

By _____
Its _____

Witnesses:

Joseph E. Allgy

Patsy Looney

By: HARBERT CONSTRUCTION CORPORATION

By _____
Its Manager-Real Estate

Witnesses:

Patsy Looney

Elizabeth D. Beck

STATE OF Ala)

COUNTY OF Jefferson

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Shelby Cnty Judge of Probate, AL
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I, Patsy Lorney, a Notary Public in and for said County, in said State, hereby certify that Donald A. 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 13th day of June, 1979.

Patsy Lorney
Notary Public

My commission expires:

Book 321 PAGE 404A

STATE OF ALABAMA SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED

1979 AUG 13 AM 11:26

STATE OF ALABAMA

COUNTY OF JEFFERSON

JUDGE OF PROBATE

I, Elizabeth D. Beck, 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 13th day of June, 1979.

Elizabeth D. Beck
Notary Public

My commission expires: My Commission Expires October 20, 1982