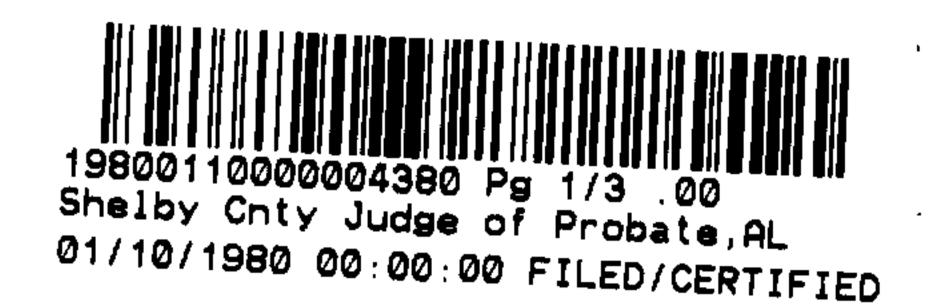
THIS INSTRUMENT WAS PREPARED BY:

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



STATE OF ALABAMA

366

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of TWENTY EIGHT THOUSAND TWO HUNDRED FIFTY AND 00/100THS DOLLARS (\$28,250.00) in hand paid by JOE-ED, 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:

Lots 108 and 109, according to Fourth Addition, Riverchase West, as recorded in Map Book 7, Page 156, 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, 1980.
- 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 River-chase (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.

\$28,250 of the consideration recited herein was derived from a purchase money mortgage executed simultaneously herewith.

Jack le

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 $\sqrt{20}$ day of $\sqrt{400}$, 1979.

Witnesses:

Patry Loney

Witnesses:

John Alfunder

THE HARBERT-EQUITABLE JOINT VENTURE

By: THE EQUITABLE LIFE ASSURANCE SOCIETY OF THE UNITED STATES

Its Division Manager

By: HARPERT CONSTRUCTION CORPORATION

Its Manager Real Estate

BOOK

STATE OF Ellistania

COUNTY OF INTERIOR)

said County, in said State, hereby certify that whose name as whose name as whose name as series, 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 10th day of 1979.

Notary Public

My commission expires: My Commission Expires October 20, 1982

STATE OF ALABAMA

COUNTY OF JEFFERSON

I, Challet Beck , a Notary Public in and for said County, in said State, hereby certify that Atlanta of whose name as Manager-Real State 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 Atl day of Notalius, 1979.

Motary Public 1951

My commission expires:

My Commission Expires October 20, 1982

ily CO. Pec. H.So

1980 JAN 10 AM 9: 29

JUDGE OF PROBATE