

THIS INSTRUMENT WAS PREPARED BY:

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Post Office Box 306
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19800110000004380 Pg 1/3 .00
Shelby Cnty Judge of Probate, AL
01/10/1980 00:00:00 FILED/CERTIFIED

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 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.

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

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Jack A.

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 12th day of October, 1979.

THE HARBERT-EQUITABLE JOINT VENTURE

By: THE EQUITABLE LIFE ASSURANCE
SOCIETY OF THE UNITED STATES

By *Donald Deary*
Its Division Manager

Witnesses:

Joseph E. Hickey
Patsy Loney

Witnesses:

John D. Hunter
Elizabeth D. Beck

By: HARBERT CONSTRUCTION CORPORATION

By *Stall Hunter*
Its Manager Real Estate

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STATE OF Alabama)

COUNTY OF Jefferson)

I, Patsy Looney, a Notary Public in and for said County, in said State, hereby certify that Donald L. Evans, whose name as Business 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 10th day of October, 1979.

Patsy Looney
Notary Public

My commission expires: My Commission Expires October 20, 1982

STATE OF ALABAMA

COUNTY OF JEFFERSON

I, Elizabeth D. Beck, a Notary Public in and for said County, in said State, hereby certify that Stell Hunter, 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 12th day of October, 1979.

Elizabeth D. Beck
Notary Public

My commission expires: My Commission Expires October 20, 1982

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
FILED

1980 JAN 10 AM 9:29

William C. Snowden, Jr.
JUDGE OF PROBATE

399-773

see Mortgage

Rec. H.S.O.
Ind 1.00
5.50

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