

THIS INSTRUMENT WAS PREPARED BY:

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19800923000107060 Pg 1/3 .00  
Shelby Cnty Judge of Probate, AL  
09/23/1980 00:00:00 FILED/CERTIFIED

STATE OF ALABAMA )

COUNTY OF SHELBY )

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of FOURTEEN THOUSAND AND 00/100THS DOLLARS (\$14,000.00), in hand paid by MARTENS 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:

Lot 111, according to Fourth Addition, Riverchase West Residential Subdivision, recorded in Map Book 7, Page 156, 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, 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.

BOOK 328 PAGE 739

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 14th day of April, 1980.

THE HARBERT-EQUITABLE JOINT VENTURE

By: THE EQUITABLE LIFE ASSURANCE  
SOCIETY OF THE UNITED STATES

Witnesses:

By Donald J. [Signature]  
Its Division Manager

James L. Reid  
Ervin Hargis

Witnesses:

By: HARBERT CONSTRUCTION CORPORATION

By W.H. Fossmar  
Its Vice President

Joseph E. Allaway  
Faby [Signature]



STATE OF )

COUNTY OF )

I, Ann E. Destefano, a Notary Public in and for said County, in said State, hereby certify that Donald D. Evans, whose name as Div. Mgr. Realty Operations 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 21st day of March, 1980.

Ann E. Destefano  
Notary Public

Notary Public, Georgia State at Large  
My Commission Expires Sept. 20, 1982

My commission expires: \_\_\_\_\_

STATE OF ALABAMA

COUNTY OF JEFFERSON

I, Patsy Loney, a Notary Public in and for said County, in said State, hereby certify that W. H. Newman, whose name as Vice President 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 April, 1980.

Patsy Loney  
Notary Public

My commission expires: 10-20-82

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
DOCUMENT WAS FILED

1980 SEP 23 PM 1:02

William P. Schumacher, Jr.  
JUDGE OF PROBATE

Decd 14.00  
Recd 4.50  
Ind. 1.00  
19.50

BOOK 328 PAGE 741