

THIS INSTRUMENT WAS PREPARED BY:

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Post Office Box 306
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19810109000002670 Pg 1/3 .00
Shelby Cnty Judge of Probate, AL
01/09/1981 00:00:00 FILED/CERTIFIED

STATE OF ALABAMA)

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of FIFTEEN THOUSAND NINE HUNDRED AND 00/100THS DOLLARS (\$15,900.00) in hand paid by CARLIE V. MITCHELL, (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 49, according to Third Addition, Riverchase West Residential Subdivision, recorded in Map Book 7, Page 139 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.

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Carlie V. Mitchell
2151 Riverchase Dr. N.E.
Atlanta, Ga. 30329

TO HAVE AND TO HOLD unto GRANTEE, its heirs 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 20th day of March, 1980.

Witnesses:

Evan Hagin
Pamela B. Reese

Witnesses:

James P. Valentine
Orley L. Woney

THE HARBERT-EQUITABLE JOINT VENTURE

By: THE EQUITABLE LIFE ASSURANCE
SOCIETY OF THE UNITED STATES

By Donald J. [Signature]
Its President

By: HARBERT CONSTRUCTION CORPORATION

By W.H. [Signature]
Its Vice President

STATE OF GEORGIA)

COUNTY OF FULTON)

I, Carolyn K. Alexander, a Notary Public in and for said County, in said State, hereby certify that Ronald D. 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 19th day of March, 1980.

Carolyn K. Alexander
Notary Public

My commission expires: August 16, 1980

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STATE OF ALABAMA

COUNTY OF JEFFERSON

I, Patricia Loney, a Notary Public in and for said County, in said State, hereby certify that W. S. McCann, 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 20th day of March, 1980.

Patricia Loney
Notary Public

My commission expires: 10-20-82

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

1981 JAN -9 AM 10:56

Thomas A. Lawrence, Jr.
JUDGE OF PROBATE

20th Mar - 1980
Rec 453
Ind. 145
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