

Randolph H. Lanier
Balch, Bingham, Baker, Hawthorne,
Williams & Ward
Post Office Box 306
Birmingham, Alabama 35201

19810206000013690 Pg 1/3 .00
Shelby Cnty Judge of Probate, AL
02/06/1981 00:00:00 FILED/CERTIFIED

STATE OF ALABAMA)

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of One Dollar (\$1.00) in hand paid by the RIVERCHASE RESIDENTIAL ASSOCIATION, 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 quitclaim and convey unto the said GRANTEE the following described real estate situated in Shelby County, Alabama (the "Property"):

Lot 135, 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 Property is quitclaimed subject to all matters affecting title including, but not limited to, the following matters and restrictions:

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, Alabama, 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 for use as a park or other recreational or related purpose, which

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restriction shall run with the land, and shall be binding on the successors and assigns of GRANTEE. The Property is hereby specifically designated as a "Community Facility" for the purposes of Section 6.1 of the Declaration of Protective Covenants, Agreements, Easements, Charges and Liens for Riverchase (Residential) described in paragraph 5 above.

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 13th day of May, 1980.

THE HARBERT-EQUITABLE JOINT VENTURE

BY: THE EQUITABLE LIFE ASSURANCE SOCIETY OF THE UNITED STATES

WITNESSES:

Donald Brown Reese

Maria O. Cabrera

BY

Donald F. [Signature]
Its Division Manager

WITNESSES:

Judy M. Johnson

Marjorie H. Keatts

By: HARBERT CONSTRUCTION CORPORATION

By

Ed [Signature]
Its Executive Vice President

BOOK 331 PAGE 51

STATE OF GEORGIA)

COUNTY OF FULTON)

I, CAROLYN K. ALEXANDER, a Notary Public in and for said County, in said State, hereby certify that DONALD 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 6th day of MAY, 1980.

Carolyn K. Alexander
Notary Public

My Commission expires:

AUGUST 16, 1980

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, Elaine H. Connell, a Notary Public in and for said County, in said State, hereby certify that Edwin M. Dixon, whose name as Executive 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 13th day of May, 1980.

Elaine H. Connell
Notary Public

My Commission expires:

January 5, 1983

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

1981 FEB -6 AM 8:47

Thomas A. Snowden, Jr.
JUDGE OF PROBATE

Dreed 40.50
Rec. 14.50
Ind. 1.00
16.00