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THIS DOCUMENT WAS PREPARED BY:

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

STATE OF ALABAMA)

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of THIRTY TWO THOUSAND TWO HUNDRED FORTY FIVE AND 00/100THS DOLLARS (\$32,245.00) in hand paid by SOUTHERN REALTY RESOURCES, 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 said GRANTEE the following described real estate situated in Shelby County, Alabama:

A tract of land situated in the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ and the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 30, Township 19 South, Range 2 West, Shelby County, Alabama, and being more particularly described as follows:

Commence at the Northeast corner of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$; thence run West along the North line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section North 87 deg. 57' 42" West a distance of 192.20 feet to the point of beginning; thence turn an angle of 52 deg. 14' 43" to the right and run in a Northwesterly direction a distance of 93.56 feet; thence turn an angle of 90 deg. to the left and run in a Southwesterly direction a distance of 50.0 feet; thence turn an angle of 90 deg. to the left and run in a Southeasterly direction a distance of 258.0 feet to a point on the Northerly right-of-way of Shelby County Hwy. #17 (Valleydale Road) and a curve to the left, said curve having a central angle of 0 deg. 15' 09 " and a radius of 11,349.16 feet; thence turn an angle of 90 deg. left to the tangent of said curve and run along the arc of said curve and said right-of-way in a Northeasterly direction a distance of 50 feet; thence turn an angle of 89 deg. 44' 51" left from the tangent of said curve and leaving said right-of-way run in a Northwesterly direction a distance of 164.33 feet to the point of beginning and containing 12,898 square feet or 0.30 acres, more or less.

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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 (Business), recorded in Miscellaneous Book 13, beginning at page 50, as amended by Amendment No. 1 recorded in Miscellaneous Book 15, beginning at page 189, and as further amended by Amendment No. 2 recorded in Miscellaneous Book 19, beginning at page 633, in the office of the Judge of Probate of Shelby County, Alabama.
6. Said property conveyed by this instrument is hereby restricted to use as a full service service station unless a change in use is authorized pursuant to the Riverchase Business Covenants, as described in paragraph 5 above, said restriction to be effective for the same period of time as the Riverchase Business Covenants.
7. The property conveyed herein is an addition to the parcel as originally sold by Seller by deed recorded in Deed Book 310, Page 610 and subsequently conveyed to Purchaser by deed recorded in Deed Book 318, Page 818, Probate Office of Shelby County, Alabama. GRANTEE agrees and covenants that the property conveyed herein and the parcel conveyed in the above-recorded deeds shall hereafter be considered and deemed as one parcel, and shall not be again subdivided unless approved pursuant to the provisions of the Riverchase Business Covenants described in paragraph 5 above. The covenants and agreements in this paragraph shall run with the land and shall be binding on the successors and assigns of GRANTEE.
8. Said property conveyed by this instrument is hereby subjected to that certain land use agreement between The Harbert-Equitable Joint Venture and Blue Cross and Blue Shield of Alabama, recorded in Miscellaneous Book 19, beginning at page 690, in the office of the Judge of Probate of Shelby County, Alabama.
9. Utility easements as shown on survey of Laurence D. Weygand, dated July 17, 1980, a copy of which is attached hereto and made a part hereof.

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 effective on this 15 day of August, 1980.

THE HARBERT-EQUITABLE JOINT VENTURE

Witnesses:

Will P. McCurry
Maria Cabera

Witnesses:

Ray L. Lingo
Chas. J. Conney

BY: THE EQUITABLE LIFE ASSURANCE
SOCIETY OF THE UNITED STATES

BY: Donald J. [Signature]
Its Assistant Vice 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 Donald D. Evans, Assistant, Vice President 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 31st day of July, 1980.

Carolyn K. Alexander
Notary Public

My Commission Expires: August 16, 1980

STATE OF Alabama)
COUNTY OF Shelby)

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BOOK

I, Patsy Looney, a Notary Public in and for said County, in said State, hereby certify that W. A. Hanna, 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 7th day of August, 1980.

Patsy Looney
Notary Public

My Commission Expires: Oct. 20, 1982

STATE OF ALABAMA
COUNTY OF SHELBY

1981 FEB 17 AM 9:46

Shelby County
NOTARY PUBLIC

Deed TAX 32.50
Sec 6.00
Fund 1.00
39.50