

THIS INSTRUMENT WAS PREPARED BY:

Randolph Lanier
Balch, Bingham, Baker, Hawthorne,
Williams & Ward
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 THIRTEEN THOUSAND AND NO/100 DOLLARS (\$13,000.00) in hand paid by M.E. PADGETT CONSTRUCTION CO. (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 115, according to Fourth Addition, Riverchase West Residential Subdivision, 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, 1981.
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.

Not a Public Record

Shelby, Ala 35209

7. Said property conveyed by this instrument shall be limited to the development of a single-family residential home with a maximum of 1,850 square feet of finished floor space, unless otherwise authorized pursuant to Riverchase Residential Covenants, as 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 effective on this the 16th day of February, 1981.

THE HARBERT-EQUITABLE JOINT VENTURE

By: THE EQUITABLE LIFE ASSURANCE
SOCIETY OF THE UNITED STATES

Witnesses:

Evan Hagen
William L. Calhoun

By [Signature]
Its Assistant Vice President

Witnesses:

Judy Argent
[Signature]

By: HARBERT CONSTRUCTION CORPORATION

By [Signature]
Its President

STATE OF Alabama)

COUNTY OF Fulton)

I, PHILLIP K. ALEXANDER, a Notary Public in and for said County, in said State, hereby certify that RONALD D. EVANS, whose name as ASSISTANT VICE PRESIDENT 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 9th day of FEBRUARY, 1981.

Phillip K. Alexander
Notary Public

My commission expires: 8-17-84

STATE OF ALABAMA)

COUNTY OF Jefferson)

I, Judith R. Argent, a Notary Public in and for said County, in said State, hereby certify that W. H. Rossmann, 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 11th day of February, 1981.

Judith R. Argent
Notary Public

My commission expires: _____

BOOK 331 PAGE 288

1981 FEB 24 AM 9 16

Doc & Tax 13.00
Rec 4.50
Fund 1.00
18.50