



STATE OF ALABAMA )

SHELBY COUNTY )

55-9

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the conveyance by 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 "GRANTEE"), by Warranty Deed to Grace B. Hunter (hereinafter referred to as "GRANTOR"), of certain other real estate located in Shelby County, Alabama, contemporaneously herewith, the receipt of which Warranty Deed is hereby acknowledged by GRANTOR, GRANTOR (and husband, Still Hunter, Jr., who joins in this conveyance for the sole purpose of waiving any legal interest he has or may have in and to this following described real estate) does hereby grant, bargain, sell and convey unto THE HARBERT-EQUITABLE JOINT VENTURE, that certain real estate situated in Shelby County, Alabama, and described on Attachment "A", attached hereto and made a part hereof.

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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 and restrictions 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, as amended by Amendment No. 1 recorded in Miscellaneous Book 17, beginning at Page 550, in the Office of the Judge of Probate of Shelby County, Alabama.

Jack Atkinson

TO HAVE AND TO HOLD unto GRANTEE, its successors and assigns,  
forever.

IN WITNESS WHEREOF, the GRANTOR has caused this conveyance  
to be executed effective on this the 11 day of 11,  
1981.

Witnesses:

Elizabeth D. Beck  
John D. Hunter

Grace B. Hunter  
Grace B. Hunter

Witnesses:

Elizabeth D. Beck  
John D. Hunter

Still Hunter, Jr.  
Still Hunter, Jr.

STATE OF ALABAMA )

COUNTY OF )

I, Elizabeth D. Beck, a Notary Public in and for  
said County in said State, hereby certify that Grace B. Hunter and  
husband, Still Hunter, Jr., whose names are signed to the foregoing  
Warranty Deed, and who are known to me, acknowledged before me on  
this day that, being informed of the contents of the above and fore-  
going Warranty Deed, they executed the same voluntarily on the day  
the same bears date.

Given under my hand and official seal of office this 11  
day of March, 1981.

Elizabeth D. Beck  
Notary Public

My Commission Expires October 20, 1982  
My Commission Expires: \_\_\_\_\_



ATTACHMENT "A"

A tract of land situated in the NE 1/4 of the SW 1/4 and the NW 1/4 of the SE 1/4 of Sec. 26, TP.19S., R.3W Shelby County, Alabama, and being more particularly described as follows:

Commence at the S.W. Cor. of Sect. 26, TP.19S., R.3W, and run in an easterly direction along the southern line of said Sec. a distance of 2,581.54 Ft.; thence turn an angle to the Lt. of 90°00'00" and run in a northerly direction, leaving said Sec. line, a Dist. of 1,555.77 Ft. to the P.O.B.: Thence turn an angle to the right of 41°41'08" and run in a northeasterly direction a Dist. of 113.59 ft.; thence turn an angle to the Rt. of 126°42'59" and run in a southerly direction a Dist. of 8.99 ft.; thence turn an angle to the Rt. of 53°17'01" and run in a southwesterly direction to a Dist. of 104.08 Ft.; thence turn an angle to the Rt. of 60°10'00" and run in a westerly direction a Dist. of 8.31 Ft. to the P.O.B. and containing 785 S.F. or 0.02 acres, more or less,

and

A tract of land situated in the NE 1/4 of the SW 1/4 of Sec. 26, TP.19S., R.3W., Shelby County, Alabama, and being more particularly described as follows:

Commence at the S.W. Cor. of Sec. 26, TP.19S., R.3W. and run in an easterly direction along the So. line of said Sec. a distance of 2,381.16 Ft.; thence turn an angle to the Lt. of 90°00'00" and run in a northerly direction, leaving said Sec. Line, a distance of 1,392.05 Ft. to the P.O.B.: Thence turn an angle to the Rt. of 42°58'52" and run in a northeasterly direction a Dist. of 33.26 Ft. to a point on the southerly R.O.W. of a proposed road and a curve to the Lt., said curve having a central angle of 38°20'56" and a radius of 50.00 Ft.; thence turn an angle to the Rt. of 23°02'54" to tangent of said curve and run in a northeasterly direction along the arc of said curve and along said proposed R.O.W. a distance of 33.47 Ft. to a curve to the Rt., said curve having a central angle of 42°50'00" and a radius of 25.00 Ft.; thence run in a northeasterly direction along the arc of said curve and said proposed R.O.W. a distance of 18.69 Ft.; thence tangent to said curve run in a northeasterly direction along said proposed R.O.W. a distance of 13.01 Ft. to a curve to the Rt., said curve having a central angle of 12°56'45" and a radius of 120.00 Ft.; thence tangent to said curve run in an easterly direction along the arc of said curve and said proposed R.O.W. a distance of 27.11 Ft. to a point on said proposed R.O.W.; thence turn an angle to the Rt. of 138°13'33" from the tangent of said curve and leaving said proposed R.O.W. run in a southwesterly direction a distance of 10.41 Ft.; thence turn an angle to the Lt. of 86°44'00" and run in a southeasterly direction a distance of 138.73 Ft. to a point on the northerly R.O.W. of a proposed road and a curve to the Lt., said curve having a central angle of 6°29'25" and a radius of 540.00 Ft.; thence turn an angle to the Rt. of 104°18'20" to tangent of said curve and run in a southwesterly direction along the arc of said curve and

said proposed R.O.W. a distance of 61.17 Ft. to a point on said proposed R.O.W.; thence turn an angle to the right of 82°11'05" from the tangent of said curve and leaving said proposed R.O.W. run in a northwesterly direction a distance of 101.08 Ft.; thence turn an angle to the Lt. of 45°29'00" and run in a westerly direction a distance of 68.11 Ft. to the P.O.B. and containing 10,261 S.F. or 0.24 acres more or less.

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

1981 MAR 17 AM 9:02

*Thomas A. Shoultz, Jr.*  
CLERK OF PROBATE

Deed TAX	5.00
Rec	6.00
Ind	1.00
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	12.00