

548

STATE OF ALABAMA )

SHELBY COUNTY )

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the conveyance by GRACE B. HUNTER (hereinafter referred to as "GRANTEE"), by Warranty Deed to THE HARBERT-EQUITABLE JOINT VENTURE, under Joint Venture Agreement, dated January 30, 1974, composed of the Harbert Construction Corporation, a corporation, and The Equitable Life Assurance Society of the United States, a corporation (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 does hereby grant, bargain, sell and convey unto GRACE B. HUNTER that certain real estate situated in Shelby County, Alabama, and described on Attachment "A", attached hereto and made a part hereof.

BOOK 331 PAGE 740

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. Subject to the modification specifically provided in sub-paragraph (a), 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, except as follows:  
  
(a) Sections 12.20 and 12.21 of said Declaration shall not apply to GRANTEE herein.
6. Said property conveyed by this instrument is to be annexed to and made a part of that parcel of real estate previously granted to Grace B. Hunter by The Harbert-Equitable Joint Venture by deed recorded in Real 312 beginning at Page 247, at the Office of the Judge of Probate of Shelby County, Alabama.

STILL HUNTER & ASSOCIATES, INC.

POST OFFICE BOX 76079  
BIRMINGHAM, ALABAMA 35253

TO HAVE AND TO HOLD unto GRANTEE, her heirs and assigns,  
forever.

IN WITNESS WHEREOF, the GRANTOR has caused this conveyance  
to be executed by each Venturer by their respective duly autho-  
rized officers effective on this the 11<sup>th</sup> day of March,  
1981.

THE HARBERT-EQUITABLE JOINT VENTURE

Witnesses:

Judy Sargent  
Roger Yanks

By: The Equitable Life Assurance  
Society of the United States

By: Donald R Evans  
Its Gen'l Mgr

Witnesses:

Judy Sargent  
Roger Yanks

By: HARBERT CONSTRUCTION CORPORATION

By: W H Forman  
Its Pres

STATE OF ALABAMA )

COUNTY OF Jefferson )

I, Judith R Sargent, a Notary Public in and  
for said County in said State, hereby certify that Donald R  
Evans, whose name as Asst. V. President  
of The Equitable Life Assurance Society of the United States, a cor-  
poration, as General Partner of The Harbert-Equitable Joint Venture,  
under Joint Venture Agreement dated January 30, 1974, is signed to  
the foregoing instrument, and who is known to me, acknowledged be-  
fore me on this day that, being informed of the contents of the in-  
strument, 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 this the 10<sup>th</sup> day of March,  
1981.

Judith R. Sargent  
Notary Public

My Commission Expires: \_\_\_\_\_

STATE OF ALABAMA )

COUNTY OF )

I, Cynthia A. Aldridge, a Notary Public in and for said County in said State, hereby certify that W. H. Roosman, 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 instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, 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 this the 10<sup>th</sup> day of March, 1981.

Cynthia A. Aldridge  
Notary Public

My Commission Expires: \_\_\_\_\_

MY COMMISSION EXPIRES NOVEMBER 7, 1981

BOOK 331 PAGE 742



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 Section 26, TP.19S., R.3W., Shelby County, Alabama, and being more particularly described as follows:

Commence at the S.W. corner of Sec. 26, TP.19S., R.3W. and run in an easterly direction along the southern line of said section a distance of 2,480.22 Ft.; thence turn an angle to the Lt. of 90°00'00" and run in a northerly direction, leaving said section line, a distance of 1,461.24 Ft. to a point on the southerly R.O.W. of a proposed road and the P.O.B.: Thence turn an angle to the Rt. of 41°41'08" and run in a northeasterly direction, crossing the northerly R.O.W. of said proposed road, a distance of 130.64 Ft.; thence turn an angle to the Rt. of 60°10'00" and run in an easterly direction a distance of 14.75 Ft.; thence turn an angle to the Rt. of 119°50'00" and run in a southwesterly direction a distance of 55.08 Ft. to a point on the northerly R.O.W. of a proposed road and a curve to the Rt.; said curve having a central angle of 35°43'56" and a radius of 180.00 Ft.; thence turn an angle to the Lt. of 115°13'14" to tangent of said curve and run in a southeasterly direction along the arc of said curve and proposed R.O.W. a distance of 112.26 Ft.; thence tangent to said curve run in a southeasterly direction along said proposed R.O.W. a distance 37.37 Ft. to a curve to the Lt., said curve having a central angle of 82°56'22" and a radius of 15.00 Ft.; thence run in an easterly direction along the arc of said curve and proposed R.O.W. a distance of 21.71 Ft. to a point on the R.O.W. of a proposed road; thence turn an angle to the Lt. of 180°00'00" from the tangent of said curve and run in a southwesterly direction along said proposed R.O.W. a distance of 90.69 Ft. to a point on said proposed R.O.W., said point also being on the southeasterly R.O.W. of another proposed road and a curve to the Lt., said curve having a central angle of 97°03'38" and a radius of 15.00 Ft.; thence turn an angle to the Rt. of 180°00'00" to tangent of said curve and run in a northerly direction leaving the proposed R.O.W. along the arc of said curve and proposed R.O.W. a distance of 25.41 Ft.; thence tangent to said curve run in a northwesterly direction along said proposed R.O.W. a distance of 26.23 Ft. to a curve to the Lt., said curve having a central angle of 58°44'14" and a radius of 120.00 Ft.; thence run in a northwesterly direction along the arc of said curve and proposed R.O.W. a distance of 123.02 Ft. to the P.O.B. and containing 11,046 S.F. or 0.25 Acres, more or less.

BOOK 331 PAGE 743

This mortgage paid in full and satisfied this  
day of \_\_\_\_\_ 19\_\_\_\_  
FIRST NATIONAL BANK OF COLUMBIANA  
BY \_\_\_\_\_  
SEE PIA FILED VOL. 224 P. 401 ATTY. IN FACT

1981 MAR 17 AM 8:34

Received from  
Cash 6.00  
100.00