

THIS DOCUMENT PREPARED BY:

Randolph Lanier  
Balch, Bingham, Baker, Hawthorne,  
Williams and Ward  
Post Office Box 306  
Birmingham, AL 35201

STATE OF ALABAMA

COUNTY OF SHELBY

1047

)

)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of THIRTY THOUSAND FOUR HUNDRED AND NO/100 DOLLARS (\$30,400.00) in hand paid by Lester C. Robinson and Wife Angelyn R. Robinson (hereinafter referred to as "GRANTEES"), to the undersigned, THE HARBERT-EQUITABLE JOINT VENTURE, under Joint Venture Agreement dated January 30, 1974 composed of Harbert International, Inc., 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 GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingency remainder and right of reversion, the following described real estate situated in Shelby County, Alabama:

Lot 28, according to Riverchase Country Club Third Addition Residential Subdivision, as recorded in Map Book 7, Page 53 in the Office of the Judge of Probate of Shelby County, Alabama.

Such land is conveyed subject to the following:

1. Advalorem taxes due and payable October 1, 1983.
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 except as follows:
  - a) The first sentence of Section 12.20 entitled "Construction Period" shall be deleted and the following sentence shall be inserted in lieu thereof:

"With respect to each Residential Parcel, construction of the residential building is to be completed within one (1) year from date of beginning construction."
  - b) Section 12.21 shall be deleted in its entirety and shall not be applicable to subject property.

Harbert Equitable Joint Venture  
P.O. Box 306  
Birmingham, AL 35201

BOOK 349 PAGE 332

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.
7. Said property conveyed by this instrument shall be limited to the development of a single-family residential home with a minimum of 2,500 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 GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingency remainder and right of reversion.

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 15<sup>th</sup> day of August, 1983.

THE HARBERT-EQUITABLE JOINT VENTURE

By: THE EQUITABLE LIFE ASSURANCE  
SOCIETY OF THE UNITED STATES

By Donald L. Burton  
Its Asst. Vice President

By: HARBERT INTERNATIONAL, INC.

By W.H. Foxman  
Its The President

Witnesses:

Cindy Aldridge  
Marilyn Young

Witnesses:

Cindy Aldridge  
Marilyn Young

STATE OF Alabama  
COUNTY OF Shelby

I, Cynthia A. Aldridge, a Notary Public in and for said County, in said State, hereby certify that Donald R. Batson, whose name as Asst. 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 15th day of August, 1983.

Cynthia A. Aldridge  
Notary Public

My commission expires:  
MY COMMISSION EXPIRES FEBRUARY 3, 1986

BOOK 349 PAGE 334

STATE OF ALABAMA )  
COUNTY OF SHELBY )

I, Marilyn H. Young, a Notary Public in and for said County, in said State, hereby certify that W. H. Rossmann, whose name as Vice President of Harbert International, Inc., 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 15th day of August, 1983.

Marilyn H. Young  
Notary Public

My commission expires:

My Commission Expires November 30, 1986

1983 AUG 22 AM 8:58  
see Mtg 435-459  
REG. OF DEEDS

Deed Tax 5.00  
Rec 4.80  
Ind 1.00  
10.50