

THIS DOCUMENT PREPARED BY:

Randy Lanier
Balch, Bingham, Baker, Ward, Smith,
Bowman and Thagard
Post Office Box 306
Birmingham, AL 35201

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of TWENTY FIVE THOUSAND NINE HUNDRED THIRTY FIVE AND NO/100 DOLLARS (\$25,935.00) in hand paid by NATTER PROPERTIES, 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 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 GRANTEE the following described real estate situated in Jefferson County, Alabama.

Lot 49, according to Riverchase Country Club Fourth Addition Residential Subdivision, as recorded in Map Book 115, Page 99 in the Probate Office of Jefferson County, Alabama.

Such land is conveyed subject to the following:

1. Ad valorem 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 Real Volume 348, beginning at Page 49, in the Office of the Judge of Probate of Jefferson County, Alabama, Bessemer Division, as amended by Amendment No. 1 recorded in Real Volume 348, beginning at Page 822, in the Office of the Judge of Probate of Jefferson County, Alabama, Bessemer Division, 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.

Send Tax notice to: Natter Properties, Inc.
2300 Vestavia Office Park, Suite 200
Birmingham, 35216

Colonial Bank of Al. N.A.
P.O. Box 1887
B'ham, AL 35201

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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 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 30th day of August, 1983.

THE HARBERT-EQUITABLE JOINT VENTURE

BY: THE EQUITABLE LIFE ASSURANCE
SOCIETY OF THE UNITED STATES

Witnesses:

Cindy Aldridge

BY Donald L. Burton
Its Assistant Vice President

Witnesses:

Cindy Aldridge

BY: HARBERT INTERNATIONAL, INC.

BY W.H. Foxman
Its Vice President

STATE OF Georgia)
COUNTY OF Fulton)

I, Pamela Brown Reese, a Notary Public in and for said County, in said State, hereby certify that Donald L. Boston, 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 26th day of August, 1983.

Pamela Brown Reese
Notary Public

My commission expires:

Notary Public, Georgia, State at Large
My Commission Expires July 12, 1987

STATE OF Alabama,
COUNTY OF Shelby,

I, Cynthia A. Aldridge, a Notary Public in and for said County, in said State, hereby certify that Mr. P. Rossman, 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 29th day of August, 1983.

Cynthia A. Aldridge
Notary Public

My commission expires:

MY COMMISSION EXPIRES FEBRUARY 3, 1986

STATE OF ALA. SHELBY CO.
FILED BY THIS
CLERK OF COURSE

1983 SEP 13 AM 9:36

Thomas A. Snowden, Jr.
CLERK OF COURSE

Deed TAX 26.00
Rec 4.50
Ind 1.00
31.50