

THIS INSTRUMENT PREPARED BY:

Randolph Lanier
Balch, Bingham, Baker, Ward, Smith,
Bowman & Thagard
Post Office Box 306
Birmingham, Alabama 35201

1700

STATE OF ALABAMA)

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of THIRTEEN THOUSAND FIVE HUNDRED DOLLARS AND NO/100 DOLLARS (\$13,500.00) in hand paid by NATTER PROPERTIES, INCORPORATED (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 Shelby County, Alabama:

Lot 19, according to Riverchase Country Club Sixth Addition Residential Subdivision, as recorded in Map Book 7, Page 93, in the Office of the Judge of Probate of Shelby County, Alabama.

Such land is conveyed subject to the following:

1. Ad valorem taxes due and payable October 1, 1984.
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, Alabama, 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.

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Land Title Co.
317 N. 20th St.

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 1,550 square feet and a maximum of 2,000 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 the the 25th day of October, 1983.

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Witness:

Terrie L. Medley

Witness:

Cindy Aldridge

THE HARBERT-EQUITABLE JOINT VENTURE

BY: THE EQUITABLE LIFE ASSURANCE
SOCIETY OF THE UNITED STATES

BY: Donald L. Berson *DLB*
Its Assistant Vice President

BY: HARBERT INTERNATIONAL, INC.

BY: W.H. Berman
Its Vice President

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Given under my hand and official seal, this the 25th
day of October, 1983.

Pamela Brown Reese
Notary Public

STATE OF ALABAMA)
COUNTY OF *Shelby*)

Given under my hand and official seal, this the 23rd
day of October, 1983.

Cynthia A. Albridge
 NOTARY PUBLIC
 MY COM. EXPIRES 12-31-2011
 MY COM. WAS FILED

1983 NOV -3 AM 10: 31

J. Thomas G. Snowden, Jr.
DEPT. OF RECAP.

Deed TAX 13.50
Rec 4.50
Insol 1.00
19.00