

THIS DOCUMENT PREPARED BY:

1098
Marilynn H. Young
THE HARBERT-EQUITABLE JOINT VENTURE
Post Office Box 1297
Birmingham, Alabama 35244

STATE OF ALABAMA)

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of TWELVE THOUSAND TWO HUNDRED AND NO/100 DOLLARS (\$12,200.00) in hand paid by PRE ASSOCIATES, an Alabama General Partnership, (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 said GRANTEE the following described real estate situated in Shelby County, Alabama:

Part of the East 1/2 of SE 1/4 of NE 1/4 of Section 26, Township 19 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

From the NW corner of said East 1/2 of SE 1/4 of NE 1/4, run in an Easterly direction along the North line of said East 1/2 of SE 1/4 of NE 1/4 for a distance of 77.11 feet to an existing iron pin being the point of beginning. Thence continue along last mentioned course for a distance of 127.80 feet, thence turn angle to the right 113°18'38" and run in a Southwesterly direction for a distance of 270.97 feet, more or less, to a point on the West line of said East 1/2 of SE 1/4 of NE 1/4, thence turn an angle to the right 130°52'24" and run in a Northerly direction along said West line of said East 1/2 of SE 1/4 of NE 1/4 for a distance of 112.41 feet, more or less, to an existing iron pin, thence turn an angle to the right 49°07'36" and run in a Northeasterly direction for a distance of 101.97 feet, more or less, to the point of beginning. Containing 0.364 acres more or less.

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, right-of-way, reservations, agreements, restrictions and setback lines of record.

DONOVAN & HOFFMAN, P.C.
ATTORNEYS AT LAW
SUITE 339 RAMSAY BUILDING
1808 13TH AVENUE SOUTH
BIRMINGHAM, ALABAMA 35205

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) Section 12.21 shall be deleted in its entirety and shall not be applicable to subject property.

6. Said property conveyed by this instrument is hereby restricted to use as a road or driveway area, together with the right to locate thereon underground utility lines necessary and appropriate to serve adjoining property owned by GRANTEE, unless a change in use is authorized pursuant to the 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.

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 12th day of December, 1984.

Witness:

[Signature]

Witness:

Marilyn Young

THE HARBERT-EQUITABLE JOINT VENTURE

BY: THE EQUITABLE LIFE ASSURANCE
SOCIETY OF THE UNITED STATES

BY:

[Signature]
Its: Assistant Vice President

BY: HARBERT INTERNATIONAL, INC.

BY:

[Signature]
Its: Vice President

BOOK 012 PAGE 704

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 S. Bolton, whose name as Assistant 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 5th day of December, 1984.

Pamela Brown Reese
Notary Public

My commission expires:

Notary Public, Georgia, State at Large
My Commission Expires Aug. 10, 1987

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT FILED
1984 DEC 27 PM 1:17
Thomas A. [Signature]
JUDGE OF PROBATE

Deed TAX 12.50
Rec 7.50
Ind 1.00
21.00

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. 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 12th day of December, 1984.

Marilyn H. Young
Notary Public

My commission expires:

November 30, 1986