

603

STATE OF ALABAMA)
COUNTY OF SHELBY)

60,000.00

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of ONE HUNDRED DOLLARS (\$100) in hand paid by RIVERCHASE PROPERTIES, an Alabama general partnership (hereinafter referred to as "Grantee"), to the undersigned, SOUTHWOOD PARK ESTATES, INC., a corporation, and BHN CORPORATION, a corporation as tenants in common and Joint Venturers under Joint Venture Agreement dated March 16, 1981 (hereinafter together referred to as "Grantors"), the receipt of which is hereby acknowledged, the said Grantors do by these presents grant, bargain, sell and convey unto the Grantee the following described real estate situated in Shelby County, Alabama:

Part of the N1/2 of Section 30, Township 19 South, Range 2 West, Shelby County, Alabama, being more particularly described on Exhibit A attached hereto and made a part hereof.

Such Land is conveyed subject to the following:

1. Ad valorem taxes due and payable October 1, 1985.
2. Mineral and mining rights excepted in Deed Book 129, page 140 recorded in the office of the Judge of Probate of Shelby County.
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 (Business), recorded in Miscellaneous Book 13, beginning at page 50, as amended by Amendment No. 1 recorded in Misc. Book 15, beginning at

Lange, Simpson

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page 189, as further amended by Amendment No. 2 recorded in Misc. Book 19, beginning at page 633, in the Office of the Judge of Probate of Shelby County, Alabama.

6. Said property conveyed by this instrument is hereby restricted to use as a multi-family development and related uses with a density not to exceed twelve (12) units per acre as defined in the Riverchase Architectural Committee Development Criteria for Planned Multi-Family (PR-2) District of Riverchase, dated April 11, 1980 unless a change in use is authorized pursuant to the Riverchase Business Covenants, as described in paragraph 5 above, said restriction to be effective for the same period of time as the Riverchase Business Covenants.

7. Said property conveyed by this instrument is hereby subject to that certain land use agreement between The Harbert-Equitable Joint Venture and Blue Cross and Blue Shield of Alabama, recorded in Miscellaneous Book 19, beginning at page 690, in the Office of the Judge of Probate of Shelby County, Alabama.

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TO HAVE AND TO HOLD UNTO Grantee, its successors and assigns, forever.

IN WITNESS WHEREOF, each of the Grantors have caused this conveyance to be executed by their respective duly authorized officers on this 10th day of July, 1985.

SOUTHWOOD PARK ESTATES, INC.

Attest
WITNESS:

[Signature]

By

[Signature]
Its President

BHN CORPORATION

Attest
WITNESS:

[Signature]

BY

[Signature]
Its President

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, Legan Reynolds, Notary Public in and for said County in said State, hereby certify that Emile, whose name as President of Southwood Park Estates, Inc., a corporation, and as General Partner of Riverchase Properties, under Joint Venture Agreement dated March 16, 1981, 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 and as General Partner of Riverchase Properties, a Joint Venture.

Given under my hand and official seal, this the 10th day of July, 1985.

Legan Reynolds
Notary Public

My Commission Expires: 6/8/86

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, Legan Reynolds, Notary Public in and for said County, in said State, hereby certify that William C. Miller, whose name as President of BHN CORPORATION, a corporation, and as General Partner of Riverchase Properties, under Joint Venture Agreement dated March 16, 1981, 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 and as General Partner of Riverchase Properties, a Joint Venture.

Given under my hand and official seal, this the 10th day of July, 1985.

Legan Reynolds
Notary Public

My Commission Expires: 6/8/86

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EXHIBIT A

Commence at the Southeast corner of the Northwest $\frac{1}{4}$ of Section 30, Township 19 South, Range 2 West, Shelby County, Alabama; run thence in a Westerly direction along the South line of said $\frac{1}{4}$ section for a distance of 2,300.55 feet; thence turn an angle to the right of 86 degrees and run in a Northwesterly direction along the Northeasterly right of way line of U. S. Highway #31 South for a distance of 1,096.84 feet; thence turn an angle to the right of 101 degrees 03' 10" and run in an Easterly direction for a distance of 346.16 feet; thence turn an angle to the left of 71 degrees 19' 50" and run in a Northeasterly direction for a distance of 580 feet; thence turn an angle to the right of 18 degrees 59' 22" and run in a Northeasterly direction for a distance of 525.54 feet to the point of beginning; from the point of beginning thus obtained, thence turn an angle to the right of 101 degrees 40' 03" and run in a Southeasterly direction for a distance of 465.96 feet; thence turn an angle to the left of 127 degrees 30' 15" and run in a Northeasterly direction for a distance of 344.86 feet; thence turn an angle to the right of 61 degrees 18' 24" and run in a Northeasterly direction for a distance of 142 feet; thence turn an angle to the left of 88 degrees 55' 35" and run in a Northwesterly direction for a distance of 294.95 feet; thence turn an angle to the left of 64 degrees 43' 14" and run in a Northwesterly direction for a distance of 108 feet; thence turn an angle to the left of 54 degrees 38' 40" and run in a Southwesterly direction for a distance of 450.31 feet; thence turn an angle to the left of 7 degrees 10' 43" and run in a Southwesterly direction for a distance of 9.65 feet to the point of beginning.

RECORDING FEES

Mortgage Tax	\$	
Deed Tax		60.00
Mineral Tax		
Recording Fee		10.00
Index Fee		1.00
TOTAL	\$	71.00

STATE OF ALA. SHERIFF CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1985 JUL 11 PM 4:07

Thomas J. [Signature]
JUDGE OF PROBATE