

THIS INSTRUMENT PREPARED BY:

Jada Sims Hilyer
THE HARBERT-EQUITABLE JOINT VENTURE
Post Office Box 1297
Birmingham, Alabama 35201
(205) 988-4730

STATE OF ALABAMA)

1183

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of TWENTY-EIGHT THOUSAND FIVE HUNDRED AND NO/100 DOLLARS (\$28,500.00) in hand paid by RON BRASWELL CONSTRUCTION DBA ABLE SERVICE AND REPAIR, 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 Shelby County, Alabama:

Lot 1109, according to the survey of Riverchase Country Club Eighteenth Addition Residential Subdivision, as recorded in Map Book 9, Page 86, 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, 1985.
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.
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

3323-C
Old Montgomery
Michael S. Martin

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 1,700 square feet and a maximum of 2,300 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 21st day of August, 1985.

Witness:

Marilyn Young

Witness:

Jada Lynn Hilgers

THE HARBERT-EQUITABLE JOINT VENTURE

BY: THE EQUITABLE LIFE ASSURANCE
SOCIETY OF THE UNITED STATES

BY: Irma L. Batson
Its Assistant Secretary

BY: HARBERT INTERNATIONAL, INC.

BY: Ernie Harbert
Its President

STATE OF Alabama,
COUNTY OF Shelby)

I, Marilyn H. Young, a Notary
Public in and for said County, in said State, hereby certify that
Donald L. Burton, whose name as
Assistant Secretary 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 13th
day of August, 1985.

Marilyn H. Young
Notary Public

My commission expires:

Nov. 30, 1986

STATE OF ALABAMA
I CERTIFY THIS
INSTRUMENT FILED

1985 AUG 22 AM 8 15

JUDITH A. BRYANT
JUDGE

Deed TAX 28.50
Rev 7.50
Ind 1.00
37.00

STATE OF ALABAMA)
COUNTY OF Shelby)

I, Jada Sims Hilger, a Notary
Public in and for said County, in said State, hereby certify that
Bill L. Harbert, whose name as
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 19th
day of August, 1985.

Jada Sims Hilger
Notary Public

My commission expires:

October 5, 1985

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