

THIS INSTRUMENT PREPARED BY:

1825-
Marilynn H. Young
THE HARBERT-EQUITABLE JOINT VENTURE
Post Office Box 1297
Birmingham, Alabama 35201
(205) 988-4730

STATE OF ALABAMA)

COUNTY OF SHELBY)

BOOK 069 PAGE 871
KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of TWO HUNDRED THIRTY FIVE THOUSAND FOUR HUNDRED THIRTY AND NO/100 DOLLARS (\$235,430.00) in hand paid by NANCY N. HARRIS, (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 6G, according to the resurvey of Lot 6E, Riverchase East First Sector, as recorded in Map Book 6, Page 139, and resurveyed in Map Book 7, Page 106, 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, 1986.
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 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, as amended per agreement dated September 13, 1983, as recorded in Real Book 16, beginning at page 64, in the Office of the Judge of Probate of Shelby County, Alabama.

Rt 1 Box 306-B
Helena, AL 35080

6. Said property conveyed by this instrument is hereby restricted to use as a retail/office development with a density not to exceed 75% as defined in the Riverchase Architectural Committee Development Criteria for Planned Commercial (PC) District of Riverchase, dated April 11, 1980 unless a change in use is authorized pursuant to the Riverchase Business Covenants, as described in paragraph 7 below, 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 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 Miscellaneous Book 15, beginning at page 189, as further amended by Amendment No. 2 recorded in Miscellaneous Book 19, beginning at page 633, in the Office of the Judge of Probate of Shelby County, Alabama.

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 25th day of April, 1986.

Witness:

Jay Ferguson

Witness:

Terri Mashburn

THE HARBERT-EQUITABLE JOINT VENTURE

BY: THE EQUITABLE LIFE ASSURANCE
SOCIETY OF THE UNITED STATES

BY: Israel L. Batson
Its: Asst Secretary

BY: HARBERT INTERNATIONAL, INC.

BY: J. M. Grant
Its: Treasurer

BOOK 069 PAGE 872

STATE OF

COUNTY OF

Georgia
Fulton

I, Pamela Brown Reese, a Notary Public in and for said County, in said State, hereby certify that Donald L. Borton, 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 22nd day of April, 1986.

Pamela Brown Reese
Notary Public



My commission expires:

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

BOOK 069 PAGE 873

STATE OF ALABAMA

COUNTY OF

Shelby

I, Mailyn H. Young, a Notary Public in and for said County, in said State, hereby certify that Jerry M. Johnson, whose name as Treasurer 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 25th day of April, 1986.

Mailyn H. Young
Notary Public



My commission expires:

November 30, 1986

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED
1986 APR 30 PM 12:27

Thomas A. Snowden, Jr.
JUDGE OF PROBATE

1. Deed Tax \$ 235.50
2. Mtg. Tax _____
3. Recording Fee 7.50
4. Indexing Fee 1.00
TOTAL 244.00