

1132

THIS INSTRUMENT PREPARED BY:

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

Purchaser's Address: DAVID E. PIERCE
AND WIFE MARGARET H. PIERCE
930 RIVERHAVEN CIRCLE
BIRMINGHAM, ALABAMA 35244

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of EIGHTEEN THOUSAND NINE HUNDRED AND NO/100TH Dollars (\$18,900.00) in hand paid by DAVID E. PIERCE, AND WIFE MARGARET H. PIERCE, (hereinafter referred to as "GRANTEES"), 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 GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingency remainder and right of reversion, the following described real estate situated in Shelby County, Alabama:

Lot 16-A, according to the re-survey of Lots 16 & 17, Riverchase West Residential Subdivision, as recorded in Map Book 6, Page 160, and revised in Map Book 7, Page 150 in the Office of the Judge of Probate of Shelby County, Alabama.

Such land is conveyed subject to the following:

- BOOK 230 PAGE 636
1. Ad valorem taxes due and payable October 1, 1989.
 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 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.

Harbert Land
500 Chase Park So.
Suite 130
211 44

\$15,725.00 of the above purchase price was paid with a
Purchase Money Mortgage recorded simultaneously herewith.

7. Said property conveyed by this instrument shall be limited to the development of a single-family residential home with a minimum of 2,000 square feet of finished floor space for a single story home, unless otherwise authorized pursuant to Riverchase Residential Covenants, as described in paragraph 5 above.
8. Grantee has made its own independent inspections and investigations of the Property, and is taking the Property "as is" and based solely upon and in reliance upon such inspection and investigations of the Property. Grantor makes no representation, warranty or agreement concerning the conditions of the Property, the soil or the sub-soil. Grantee, for itself and its heirs, successors and assigns, waives all claims, present and future, against Grantor based upon or in connection with the condition of the Property, including but not limited to underground mines, tunnels, or sinkholes, and hereby releases Grantor from any liability whatsoever with respect thereto.

TO HAVE AND TO HOLD unto GRANTEES, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingency remainder and right of reversion.

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 24th day of February, 1988.

BOOK 230 PAGE 637

Witness:

Jean Richardson

Witness:

Barbara G. Wanning

THE HARBERT-EQUITABLE JOINT VENTURE

BY: THE EQUITABLE LIFE ASSURANCE
SOCIETY OF THE UNITED STATES

BY:

James L. Batson
Its Donald L. Batson
Assistant Secretary

BY: HARBERT INTERNATIONAL, INC.

BY:

J. P. V. P.
Its J. P. V. P.

STATE OF

COUNTY OF

Georgia
Fulton

I, Jessie R. Medley, a Notary Public in and for said County, in said State hereby certify that Donald R. Babson, 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 17th day of October, 1988.

Jessie R. Medley
Notary Public

My Commission expires:
Notary Public, Dekalb County, Georgia
My Commission Expires July 21, 1990

STATE OF ALABAMA)

COUNTY OF)

I, Barbara Q. Wenning, a Notary Public in and for said County, in said State, hereby certify that James O. Rein, whose name as Senior 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 10 day of October, 1988.

Barbara Q. Wenning
Notary Public

My commission expires:
MY COMMISSION EXPIRES FEBRUARY 27, 1991

STATE OF ALA. SHERIFF
I CERTIFY THIS
INSTRUMENT WAS FILED

89 MAR 17 AM 9:48

Thomas A. Shaw
JUDGE OF PROBATE

1. Dead Tax \$ 3.50
2. Adtg. Tax
3. Recording Fee 7.50
4. Indexing Fee 1.00
TOTAL 12.00