

## THIS DOCUMENT PREPARED BY:

Jada R. Hilyer  
The Harbert-Equitable Joint Venture  
P. O. Box 1297  
Birmingham, AL 35201  
(205)988-4730

Purchaser's Address:

STATE OF ALABAMA )

COUNTY OF SHELBY )

KNOW ALL MEN BY THESE PRESENTS, That is consideration of the sum of ONE HUNDRED ELEVEN THOUSAND FOUR HUNDRED TEN AND 70/100 (\$111,410.70) in hand paid by William H. Hill, Alva C. Hill and Larry H. Hill (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, the following described real estate situated in Shelby County, Alabama, to-wit:

Part of the W $\frac{1}{2}$  of the SE  $\frac{1}{4}$  Section 19, Township 19 South, Range 2 West, Shelby County, City of Hoover, Alabama, being more particularly described as follows:

From the SW corner of the NW  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  of said Section 19, run in an easterly direction along the south line of said  $\frac{1}{4}$ - $\frac{1}{4}$  section for a distance of 383.29 feet; thence turn an angle to the left of 90°00' and run in a northerly direction for a distance of 472.62 feet, more or less, to a point on a curve on the southerly right-of-way line of Riverchase Office Road, as shown on map recorded in Map Book 7, Page 124 in the Office of the Judge of Probate, Shelby County, Alabama; thence turn an angle to the right of 114°23'53" to the tangent of a curve to the left, said curve having a central angle of 23°56'00" and a radius of 430.00 feet and being concave in a northerly direction; thence run in an easterly direction along the arc of said curve and said southerly right-of-way line for a distance of 179.62 feet, more or less, to an existing iron pin being the northeasterly corner of the John H. Harland Company property; thence turn an angle to the right and run in a southerly direction along a line radial to said curve, and along the easterly line of the John H. Harland Company property for a distance of 203.88 feet to an existing iron pin; thence turn an angle to the left of 19°00' and run in a southeasterly direction for a distance of 92.59 feet, more or less to the point of beginning; thence turn an angle to the right of 0°02'30" and run in a southeasterly direction for a distance of 417.62 feet to an existing iron pin; thence turn an angle to the left of 93°00'37" and run in a northeasterly direction for a distance of 122.17 feet to an existing iron pin; thence turn an angle to the left of 86°59'23" and run in a northwesterly direction for a distance of 320.24 feet to an existing iron pin; thence turn an angle to the right of 63°42'09" and run in a northeasterly direction for a distance of 224.37 feet to an existing iron pin being on the south line of Riverchase Office Road; thence turn an angle to the left of 155°11'56" and run in a southwesterly direction for a distance of 323.26 feet, more or less to the point of beginning, containing 60,221 square feet, more or less.

Such land is conveyed subject to the following:

1. Ad valorem taxes due and payable October 1, 1990.
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 (Business), recorded in Miscellaneous Book 13, beginning at page 50, as amended by Amendment No. 1 recorded in Misc. Book 15, beginning at page 189, as further amended by Amendment No. 2 recorded in Misc. Book 19, beginning at page 633, in

BOOK 281 PAGE 340

1209 Branchwater Ln  
B'ham, AL 35216

the office of the Judge of Probate of Shelby County, Alabama.

6. Said property conveyed by this instrument is hereby restricted to use as office and warehouse with a density not to exceed 60 percent as defined in the Riverchase Architectural Committee Development Criteria for Planned Light Industrial 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 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.
8. Utility and sanitary sewer easements as shown on survey by Lawrence D. Weygand, dated February 7, 1990, a copy of said survey being attached hereto as Exhibit "A".

TO HAVE AND TO HOLD unto the said GRANTEES, their heirs 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 26<sup>th</sup> day of February, 1990.

THE HARBERT-EQUITABLE JOINT VENTURE

BY: THE EQUITABLE LIFE ASSURANCE  
SOCIETY OF THE UNITED STATES

Witness:

[Signature]

BY:

Its:

RE Thayer  
Investment Officer

BY: HARBERT LAND CORPORATION

Witness:

Brenda George

BY:

Its:

[Signature]  
Manager

STATE OF Alabama )  
COUNTY OF Shelby )

I, Jada R. Hilgen, a Notary Public in and for said County, in said State hereby certify that Robert E. Johnson, whose name as Investment Officer 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 26<sup>th</sup> day of February, 1990.

Jada R. Hilgen  
Notary Public

My Commission expires:

12-14-93

STATE OF ALABAMA )  
COUNTY OF Shelby )

I, Louelyn A. Blackburn, a Notary Public in and for said County, in said State, hereby certify that Gerry M. Johnston, 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 26<sup>th</sup> day of February, 1989.

Louelyn A. Blackburn  
Notary Public

My commission expires:

10-24-93

STATE OF ALA. SHEET NO. 1  
I CERTIFY THIS  
INSTRUMENT WAS FILED

90 MAR -6 PM 1:59

William H. Johnston  
JUDGE OF PROBATE

1. Deed Tax	\$ 111.50
2. Mtg. Tax	\$ 7.50
3. Recording Fee	\$ 3.00
4. Indexing Fee	\$ 1.00
5. No Tax Fee	\$ 1.00
6. Certified Fee	\$ 1.00
Total	\$ 125.00