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SEA

THIS INSTRUMENT PREPARED BY:

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

Purchaser's Address: Cross Homebuilders, Inc.  
2204 Countryridge Way  
Birmingham, AL 35243

STATE OF ALABAMA )  
COUNTY OF SHELBY )

\$78,900 of the above recited consideration was paid from a mortgage loan closed simultaneously herewith.

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of SEVENTY EIGHT THOUSAND NINE HUNDRED AND NO/100 DOLLARS (\$78,900.00) in hand paid by CROSS HOMEBUILDERS, 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 Land Corporation, 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 3012, according to the survey of Riverchase Country Club 30th Addition as recorded in Map Book 13, Page 88, 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, 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 (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) Section 12.1.4 shall not be applicable with respect to the storage of small boats intended for use on the lake within the Property (i) on the rear of Lots within the Property, or (ii) on the lake within the Property.
  - b) 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."
  - c) Section 13.1.3 shall be modified so as to provide that the referenced structures and boats intended for use on the lake within the Property may be installed, constructed and maintained on a Lot so long as not visible from the front of the Lot.
  - d) Section 13.2 shall not be applicable to the use of boats on the lake within the Property. The Riverchase Covenants, as modified herein, shall remain fully applicable to the Property as set forth therein. Owners of lots in the Property shall be members of both the Riverchase Residential Association, Inc., as described in the Riverchase Covenants, and the Baneberry Lake Subdivision

Association, Inc., described herein. Lots within the Property shall be subject to the charges and liens described in both the Riverchase Covenants and in this Declaration. In the event of a conflict between the Riverchase Covenants, as modified herein, and the provisions of this Declaration, the terms of the Riverchase Covenants shall control.

6. Said property conveyed by this instrument is hereby subjected to the Declaration of Protective Covenants, Agreements, Easements, Charges and Liens for Baneberry Lake Subdivision, recorded in Miscellaneous Book 246, beginning at Page 889, in the Office of the Judge of Probate of Shelby County, Alabama.
7. 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.
8. Said property conveyed by this instrument shall be limited to the development of a single-family residential home with a minimum of 2,700 square feet of finished floor space for a single story home and a minimum of 3,000 square feet of finished floor space for a multi-story home, unless otherwise authorized pursuant to Riverchase Residential Covenants, as described in paragraph 5 above.
9. 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 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 5<sup>th</sup> day of March, 1990.

Witness:

*Samuel Alexander*

Witness:

*Brenda George*

THE HARBERT-EQUITABLE JOINT VENTURE

BY: THE EQUITABLE LIFE ASSURANCE  
SOCIETY OF THE UNITED STATES

BY: *RE Froum*

Its *Investment Officer*

BY: HARBERT LAND CORPORATION

BY: *J. M. Jones*

Its *President*

STATE OF

COUNTY OF

Georgia  
Fulton

I, Jessie R. Medley, a Notary Public in and for said County,  
in said State hereby certify that Robert E. Throver, 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 13<sup>th</sup> day of  
February, 1990.

Jessie R. Medley  
Notary Public

My Commission expires:

Notary Public, Fulton County, Georgia  
My Commission Expires 03/21/1993

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED

90 MAR 20 PM 12:20

STATE OF ALABAMA

COUNTY OF

Shelby

Judge of Probate

I, Jada R. Hilgen, a Notary Public in and for said County,  
in said State, hereby certify that James M. Johnston, whose name as  
Treasurer of Harbert Land Corporation, 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 5<sup>th</sup> day of  
March, 1990.

Jada R. Hilgen  
Notary Public

NO TAX COLLECTED

My commission expires:

12-14-93

1. Deed Tax	\$
2. Mtg. Tax	\$
3. Recording Fee	\$ 7.50
4. Indexing Fee	\$ 3.00
5. No Tax Fee	\$ 1.00
6. Certified Fee	\$ 1.00
Total	\$ 12.50