

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: Mangrum Homes, Inc.
 1027 Riverhaven Circle
 Birmingham, AL 35244

STATE OF ALABAMA)

COUNTY OF SHELBY)

\$ 35,020.00 of the purchase
 price recited above was paid from
 mortgage loan closed simultaneously
 herewith.

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of THIRTY-FIVE THOUSAND TWENTY AND NO/100TH Dollars (\$35,020.00) in hand paid by MANGRUM HOMES, 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 Properties 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:

Lots 2017, according to the survey of Riverchase Country Club Twentieth Addition Residential Subdivision, as recorded in Map Book 11, Page 57, 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.
 - 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 subjected to the Declaration of Protective Covenants, Agreements, Easements, Charges and Liens for Lake Point Estates, recorded in Miscellaneous Book 190, Beginning at Page 35, 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

BOOK 286 PAGE 582

*Cashida
 Title*

a single-family residential home with a minimum of 2,500 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.

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 3rd day of April, 1990.

Witness:

Pamela Brown Reeves

THE HARBERT-EQUITABLE JOINT VENTURE

BY: THE EQUITABLE LIFE ASSURANCE
SOCIETY OF THE UNITED STATES

BY: RE Thomas

Its

Witness:

Susan Reeves

BY: HARBERT PROPERTIES CORPORATION

BY: D. M. Jones

Its

BOOK 286 PAGE 583

STATE OF Georgia)
COUNTY OF Fulton)

I, Jessie L. 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.

March Given under my hand and official seal, this the 30th day of March, 1990.

Jessie L. Medley
Notary Public

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

STATE OF ALABAMA)
COUNTY OF Jefferson)

I, Jada R. Niles, a Notary Public in and for said County, in said State hereby certify that Jerry M. Galt, 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.

April Given under my hand and official seal, this the 3rd day of April, 1990.

Jada R. Niles
Notary Public

My commission expires:

12-13-93

STATE OF ALABAMA
I CERTIFY THIS
INSTRUMENT WAS FILED

90 APR 10 AM 8:42

JUDGE OF PROBATE

1. Deed Tax	\$
2. Mtg. Tax	\$ 2.50
3. Recording Fee	\$ 4.00
4. Indexing Fee	\$ 1.00
5. No Tax Fee	\$ 1.00
6. Certified Fee	\$
Total	\$ 12.50