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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 35209

STATE OF ALABAMA )  
COUNTY OF SHELBY )

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of FORTY-EIGHT THOUSAND NINE HUNDRED AND NO/100 (\$48,900.00) in hand paid by MANGRUM HOMES, INC. (hereinafter referred to as "GRANTEES"), to the undersigned, THE HARBERT-EQUITABLE JOINT VENTURE, under Joint Venture Agreement dated January 30, 1974 composed of Harbert Properties 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 GRANTEE, the following described real estate situated in Shelby County, Alabama:

Lot 3212, according to the survey of Riverchase Country Club 32nd Addition as recorded in Map Book 14, Page 53, in the Office of the Judge of Probate of Shelby County, Alabama.

\$48,900.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.  
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) 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."
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.
7. Said property conveyed by this instrument shall be limited to the development of a single-family residential home with a minimum of 2,200 square feet of finished floor space for a single story home and a minimum of 2,400 square feet of finished floor space for a multi-story home, and a maximum of 3,000 square feet of finished floor space unless otherwise authorized pursuant to Riverchase Residential

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Jefferson Title

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 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 29<sup>th</sup> day of June, 1990.

Witness:

Diane Mump

Witness:

Susan Reeves

THE HARBERT-EQUITABLE JOINT VENTURE

BY: THE EQUITABLE LIFE ASSURANCE  
SOCIETY OF THE UNITED STATES

BY:

Robert E. Throver  
Investment Officer

BY: HARBERT PROPERTIES CORPORATION

BY:

Ms. [Signature]

STATE OF Georgia  
COUNTY OF Fulton

I, Jessie B. Melley, a Notary Public in and for said County,  
in said State hereby certify that Robert E. Insower, 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.

Jessie B. Melley Given under my hand and official seal, this the 22<sup>nd</sup> day of  
June, 1990.

Jessie B. Melley  
Notary Public

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

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

90 AUG 16 AM 8: 25

Judge of Probate  
JUDGE OF PROBATE

NO TAX COLLECTED

1. Bond Tax	\$
2. ...	\$
3. ...	7.50
4. ...	5.00
5. ...	1.00
6. ...	1.00
Total	12.50

STATE OF ALABAMA )  
COUNTY OF Shelby )

I, Jada R. Hilger, a Notary Public in and for said County,  
in said State, hereby certify that James M. Johnston, whose name as  
President of Harbert Properties 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.

Jada R. Hilger Given under my hand and official seal, this the 28<sup>th</sup> day of  
June, 1990.

Jada R. Hilger  
Notary Public

My commission expires:

12-14-93