

THIS INSTRUMENT PREPARED BY:

Susan J. Reeves  
THE HARBERT-EQUITABLE JOINT VENTURE  
One Riverchase Office Plaza, Ste. 200  
Birmingham, Alabama 35244  
(205) 988-4730

Purchaser's Address: 4748 Vintage Lane  
Birmingham, AL 35244

STATE OF ALABAMA )

COUNTY OF SHELBY )

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of THIRTY TWO THOUSAND THREE HUNDRED FORTY and no/100 DOLLARS (\$32,340.00) in hand paid by ALAN F. AND SHANNON H. ZUNIGA (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, 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 3403, according to the survey of Riverchase Country Club, 34th Addition, as recorded in Map Book 15, Page 32, 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, 1996.
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.

11/28/1995-33960  
08:50 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
003 MCD 46.00

Inst # 1995-33960

Alabama Title

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 2800 square feet of finished floor space for a single story home and a minimum of 3000 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.
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 27<sup>th</sup> day of October, 1995.

THE HARBERT-EQUITABLE JOINT VENTURE,  
An Alabama General Partnership

BY:

BY: THE EQUITABLE LIFE ASSURANCE  
SOCIETY OF THE UNITED STATES,  
Its General Partner

BY:

Its

**Thom E. Deffor**  
Investment Officer

Witness:

BY: HARBERT PROPERTIES CORPORATION,  
Its General Partner

BY:

Its

**BARNETT J. EARLES**  
PRESIDENT

STATE OF Georgia )  
COUNTY OF Fulton )

I, J. Sue King, a Notary Public in and for said County, in said State hereby certify that James E. Daffer, 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.

October Given under my hand and official seal, this the 27th day of \_\_\_\_\_, 1995.

J. Sue King  
Notary Public

Notary Public, Cobb County, Georgia  
My Commission Expires April 27, 1999

My Commission expires:

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11/28/1995-33960  
08:50 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
003 MCD 46.00

STATE OF ALABAMA )  
COUNTY OF Jefferson )

I, Kimberly Rae Hill, a Notary Public in and for said County, in said State, hereby certify that Barnett G. Eales, 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.

Given under my hand and official seal, this the 2nd day of November, 1995.

Kimberly Rae Hill  
Notary Public

My commission expires:

MY COMMISSION EXPIRES APRIL 14, 1997