19791003000128060 1/3 $.00
Shelby Cnty Judge of Probate,AL
10/03/1979 12:00:00AM FILED/CERT

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
:
JEFFERSON COUNTY)

KNOW ALL MEN BY THESE PRESENTS

That in consideration of One Dollar ($1.00) and other good and valuable consideration to the undersigned grantor, FRANK KOVACH, JR., an unmarried man, in hand paid by BUCKINGHAM SQUARE, LTD., the receipt of which is hereby acknowledged, the said Frank Kovach, Jr., an unmarried man, does by these presents, grant, bargain, sell and convey unto the said Buckingham Square, Ltd., his undivided 35% interest in and to the following described real estate, situated in Shelby County, Alabama, to-wit:

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BOOK

A tract of land situated in the NE1/4 of the SE1/4 of Section 24, Township 19 South, Range 3 West, and in the NW1/4 of the SW1/4 of Section 19, Township 19 South, Range 2 West, Shelby County, Alabama, and being more particularly described as follows:

Commence at the N.E. corner of the N.E. 1/4 of the S.E. 1/4 of Section 19, Township 19 South, Range 2 West; thence West along the North 1/4-1/4 line of said 1/4-1/4, 5,026.59 feet; thence 90° 00' 00" left, 320.09 feet to the point of beginning; thence 42° 00' 14" left, 240.20 feet to the Northwest Right-of-Way of Chase Park and curve to the left; said curve having a central angle of 83° 06' 54" and a radius of 150.00 feet; thence 90° 00' 00" right to tangent and along the arc of said curve and said right-of-way 217.60 feet; thence tangent to said curve and along said right-of-way, 45.43 feet to a curve to the Right; said curve having a central angle of 84° 24' 58" and a radius of 25.00 feet; thence along the arc of said curve and said right-of-way, 36.83 feet to the Northwest right-of-way of Riverchase Parkway East and a curve to the left; said curve having a central angle of 6° 20' 15" and a radius of 540.22 feet; thence along the arc of said curve and right-of-way 59.75 feet; thence tangent to

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said curve and along said right-of-way, 138.06 feet to a curve to the right; said curve having a central angle of 26° 30' 00" and a radius of 374.70 feet; thence along the arc of said curve and said right-of-way, 173.30 feet; thence tangent to said curve and along said right-of-way, 116.46 feet to the Easterly right-of-way of U.S. 31 and a curve to the left; said curve having a central angle of 00° 59' 04" and a radius of 3939.72 feet; thence 88 39 08 right to tangent and along the arc of said curve and said right-of-way, 67.69 feet; thence 90° 00' 00" right from tangent and along said right-of-way, 55.00 feet to a curve to the left; said curve having a central angle of 5° 54' 47" and a radius of 3994.72 feet; thence 90° 00' 00" left to tangent and along the arc of said curve and said Right-of-way, 412.26 feet; thence tangent to said curve and along said Right-of-way 72.36 feet; thence 92° 24' 43" right leaving said right-of-way, 466.58 feet to the point of beginning and containing 248,318 S.F. or 5.70 acres, more or less. According to Survey of John E. Norton, No. 10287, dated 8-24-79.

Minerals and mining rights excepted.

Subject to easements, restrictions and rights of way of record.

Ad valorem taxes due and payable October 1, 1979.

TO HAVE AND TO HOLD, To the said Buckingham Square, Ltd., its successors and assigns forever.

And said Frank Kovach, Jr., an unmarried man, does for himself, his heirs and assigns, covenant with said Buckingham Square, Ltd., its successors and assigns, that he is lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, that he has a good right to sell and convey the same as aforesaid.

IN WITNESS WHEREOF, the said Frank Kovach, Jr., an unmarried man, has hereto set his signature and seal, this the 28th day of September, 1979.

Frank Kovach (SEAL)
FRANK KOVACH, JR.

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STATE OF ALABAMA)
:
COUNTY OF JEFFERSON)

I, George Ann Webb, a Notary Public in and for said County, in said State, hereby certify that Frank Kovach, Jr., an unmarried man, whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28th day of September, 1979.

George Ann Webb
Notary Public

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ALA. CO.

OCT -3 AM 9 21

Sec. Mtg. 396-794

Rec. 4.50
Ind 1.00
5.50