

4 22
This instrument was prepared by Jack P. Stephenson, Jr., 1600
Bank for Savings Building, Birmingham, Alabama 35203.

STATE OF ALABAMA)
COUNTY OF SHELBY)

500,000.00
WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That in consideration
of One and No/100 Dollrs (\$1.00) and other good and valuable
consideration, the assumption of the hereinafter described
mortgage, and the execution of a purchase money mortgage in
the sum of \$160,000.00 to the undersigned grantor, Buckingham
Square, Ltd., an Alabama limited partnership, in hand paid
by Chase Park Associates, Ltd., an Alabama limited partnership,
the receipt of which is hereby acknowledged, the said Buckingham
Square, Ltd. does by these presents grant, bargain, sell and
convey unto the aid Chase Park Associates, Ltd. the following
described real estate situated in Shelby County, Alabama:

BOOK 330 PAGE 116
Parcel II:

A tract of land situated in the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 24, Township 19 South,
Range 3 West, and in the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ 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 NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 19, Township 19
South, Range 2 West; thence West along the North $\frac{1}{2}$ - $\frac{1}{2}$ line of said $\frac{1}{2}$ - $\frac{1}{2}$ 5,026.59
feet; thence 90 deg. 00' 00" left, 320.09 feet to the point of beginning; thence
42 deg. 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 deg. 06' 54" and
a radius of 150.00 feet; thence 90 deg. 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 deg. 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 deg. 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 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 deg. 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 deg. 59' 04" and a
radius of 3939.72 feet; thence 88 deg. 39' 08" right to tangent and along
the arc of said curve and said right of way, 67.69 feet; thence 90 deg. 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 deg. 54' 47" and a radius of 3994.72
feet; thence 90 deg. 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 deg. 24' 43" right leaving said right of way, 466.58
feet to the point of beginning

Kovach & Associates
200 Century Park South
Suite 126
B'ham, AL 35226

This property is subject and subordinate to the following liens and encumbrances:

1. Mortgage executed by Buckingham Square, Ltd. to Birmingham Trust National Bank recorded in Volume 396, page 794 in the Probate Office of Shelby County, Alabama.
2. Mortgage executed by Buckingham Square, Ltd. to Birmingham Trust National Bank filed for record February 25, 1980 and recorded in Volume 400, page 862 in the Probate Office of Shelby County, Alabama.
3. Taxes due in the year 1981 which are a lien but not due and payable until October 1, 1981.
4. Transmission line permits to Alabama Power Company recorded in Deed Book 252, Page 182; in Deed Book 252, Page 184; and in Deed Book 310, Page 595, in Probate Office.
5. Drainage easements, sanitary sewer easements and utility easements, all as shown on survey of John E. Norton, Reg. No. 10287, dated 8-24-79.
6. Title to all oil, gas, petroleum and sulfur, together with all rights incident thereto, as reserved in deed from Wesley W. West, et al., to George W. Young, recorded in Deed Book 127, Page 140, in said Probate Office.
7. Agreement with Blue Cross-Blue Shield, in Misc. Book 19, Page 690, in Probate Office.
8. Declaration of Protective Covenants, Agreements, Easement, Charges and Liens for Riverchase (Business), recorded in Misc. Book 13, Page 50, and Amendment No. 1, recorded in Misc. Book 15, Page 189, and Amendment No. 2 recorded in Misc. Book 19, Page 633, in said Probate Office.
9. Restriction contained in Item 6 of deed recorded in Deed Book 322, Page 378, in Probate Office.

TO HAVE AND TO HOLD to the said Chase Park Associates, Ltd., its successors and assigns forever.

By its acceptance of this deed, Chase Park Associates, Ltd. hereby assumes and agrees with Buckingham Square, Ltd. to pay certain mortgages from Buckingham Square, Ltd. to Birmingham Trust National Bank in the aggregate principal sum of \$340,000.00, which mortgages are recorded in the Office of the Judge of Probate of Shelby County, Alabama, Volume 396 at page 794, and Volume 400 at page 862. Chase Park Associates, Ltd. does hereby indemnify and hold harmless

Buckingham Square, Ltd. against, from and in respect of any and all liabilities, obligations and commitments of Buckingham Square, Ltd. under the aforesaid mortgages from and after the date hereof arising directly or indirectly out of the ownership by Chase Park Associates, Ltd. of the property and assets being transferred under this deed and all actions, suits, proceedings, demands, assessments, judgments, costs, and expenses, including, without limitation, attorneys' fees, incident to the foregoing.

IN WITNESS WHEREOF, the said Buckingham Square, Ltd., by its general partner, who is duly authorized to execute this conveyance, has hereto set its signature and seal as of this 1st day of October, 1980.

BUCKINGHAM SQUARE, LTD., an Alabama limited partnership

By [Signature]
Frank Kovach, Jr.
General Partner

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Frank Kovach, Jr., whose name as General Partner of Buckingham Square, Ltd., an Alabama limited partnership, 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 this conveyance, he, as such General Partner and with full authority, executed the same voluntarily for and as the act of said limited partnership.

Given under my hand and official seal this 1st day of October, 1980.
[Signature]
Notary Public

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

1980 DEC -9 PM 1:20

[Signature]
JUDGE OF PROBATE

Deed 340.00
Rec. 4.50
Ind. 1.00
345.50

Summary, 408-303

BOOK 330 PAGE 118