

STATE OF ALABAMA)
SHELBY COUNTY)

WARRANTY DEED

That in consideration of One Hundred and No/100 Dollars (\$100.00) and other good and valuable consideration, to the undersigned grantor, CHASE PARK ASSOCIATES, LTD., an Alabama limited partnership, in hand paid by KOVACH-EDDLEMAN PROPERTIES, an Alabama general partnership, the receipt of which is hereby acknowledged, the said CHASE PARK ASSOCIATES LTD. does by these presents, grant, bargain, sell and convey unto the said KOVACH-EDDLEMAN PROPERTIES the real estate described in Exhibit "A" attached hereto and made a part hereof, and situated in Shelby County, Alabama.

This conveyance is subject to the following:

Taxes for the year 1981, a lien but not yet due and payable;

Right of way to Alabama Power Company recorded in Volume 252, page 182; Volume 252, page 184; and Volume 310, page 595, in the Probate Office of Shelby County, Alabama;

Mineral and mining rights and rights incident thereto recorded in Volume 127, page 140, in the aforesaid Probate Office;

Agreement with Blue Cross-Blue Shield recorded in Misc. Vol. 19, page 690, in the aforesaid Probate Office;

Restrictions recorded in Misc. Vol. 13, page 50; Misc. Vol. 15, page 189, in the aforesaid Probate Office;

Drainage easements, sanitary sewer easements and utilities easements as shown by survey of John E. Norton dated August 24, 1979;

Restrictions recorded in Item 6 of deed recorded in Deed Book 322, page 378, in the aforesaid Probate Office.

TO HAVE AND TO HOLD to the said KOVACH-EDDLEMAN PROPERTIES, its successors and assigns forever.

And said CHASE PARK ASSOCIATES, LTD. does for itself, its successors and assigns, covenant with said KOVACH-EDDLEMAN PROPERTIES, its successors and assigns, that it is lawfully seized in fee simple of said premises, that they

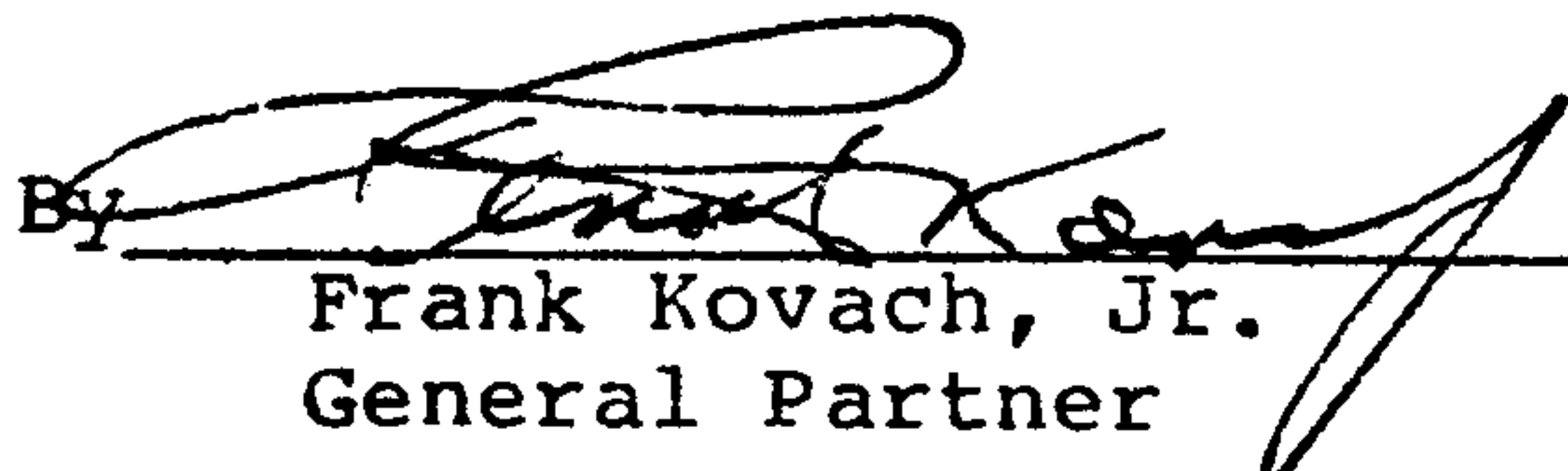
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Thomas, Jr. et al. vs. German et al.

are free from all encumbrances unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the said KOVACH-EDDLEMAN PROPERTIES, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said CHASE PARK ASSOCIATES, LTD., has caused this instrument to be properly executed by its General Partner, this the 1st day of JUNE, 1981.

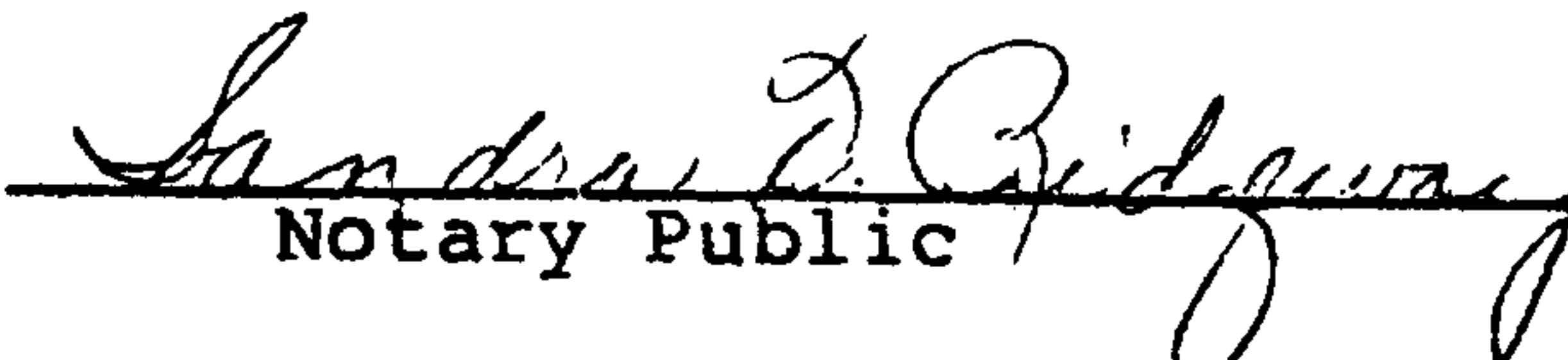
CHASE PARK ASSOCIATES, LTD.

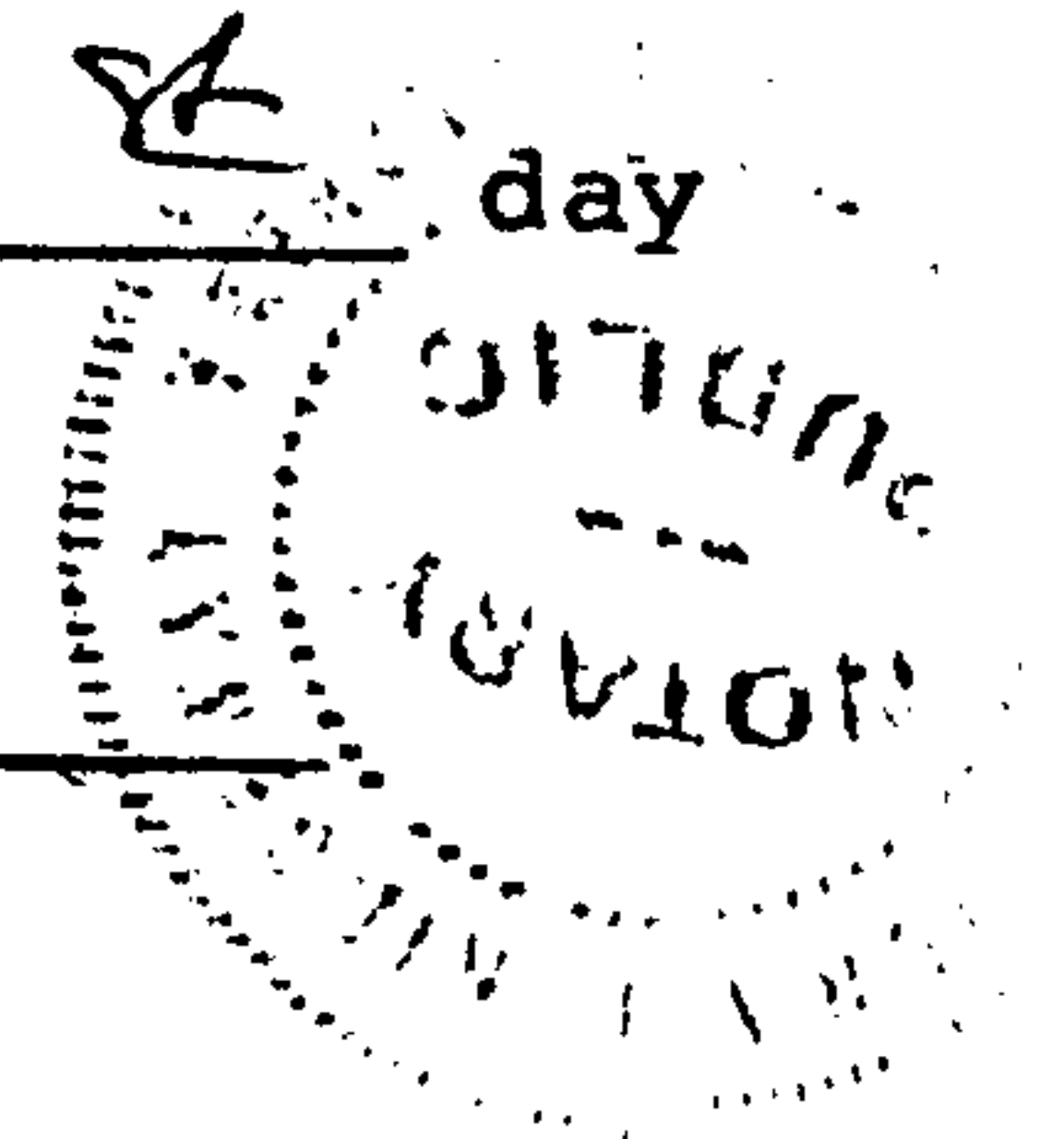
By 
Frank Kovach, Jr.
General Partner

STATE OF ALABAMA)
JEFFERSON COUNTY)*

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Frank Kovach, Jr., whose name as General Partner of Chase Park Associates, Ltd., an Alabama limited partnership, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he, as such General Partner and with full authority, executed the same voluntarily for and as the act of said Alabama limited partnership.

Given under my hand and official seal this 1st day of JUNE, 1981.


Notary Public



This instrument was prepared by J. Fred Powell, Attorney at Law, 1600 Bank for Savings Building, Birmingham, Alabama 35203.

EXHIBIT "A"

TO DEED FROM CHASE PARK ASSOCIATES, LTD. TO KOVACH-EDDLEMAN PROPERTIES.

A tract of land situated in the NE 1/4 of the SE 1/4 of Section 24, Township 19 South, Range 3 West, and in the NW 1/4 of the SW 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 1/4 of the SE 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 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, 112.35 feet; thence tangent to said curve and along said right-of-way, 72.35 feet; thence 92 deg. 24' 43" right leaving said right-of-way, 466.58 feet to the point of beginning.

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Deed Tax 340⁰⁰
Rec. 450
Ind. 100
345 50