

354 B-12
Send Tax Notice To:

Steven C. Boner

PO BOX 245
MELHAM, AL 35124

STATE OF ALABAMA)

SHELBY COUNTY)

STATUTORY WARRANTY DEED

THIS IS A STATUTORY WARRANTY DEED executed and delivered this 1st day of March, 1991, by 119 PROPERTIES, LTD., an Alabama limited partnership (hereinafter referred to as the "Grantor"), to STEVEN C. BONER, (hereinafter referred to as the "Grantee").

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of the sum of Seventy-Six Thousand Two Hundred Thirty-Two and 00/100 Dollars (\$76,232.00) in hand paid by Grantee to Grantor and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by Grantor, the Grantor does by these presents, grant, bargain, sell and convey unto the Grantee the following described real estate situated in Shelby County, Alabama, to-wit:

Part of Block 2, Cahaba Valley Park North, as recorded in Map Book 13, Page 140 in the Probate Office of Shelby County, Alabama, more particularly described as follows:

Commence at the center line point of curve Station 39 + 23.95; thence turn an angle to the left of 90 deg. 00 min. 00 sec. and run West for 30.00 feet to the West right of way line of Cahaba Valley Parkway to the point of beginning; thence turn an angle to the left of 90 deg. 00 min. 00 sec. and run South along said Cahaba Valley Parkway West right of way line for 83.95 feet; thence turn an angle to the right of 90 deg. 00 min. 00 sec. and run West for 220.00 feet; thence turn an angle to the right of 90 deg. 00 min. 00 sec. and run North for 231.30 feet; thence turn an angle to the right of 107 deg. 25 min. 08 sec. and run Southeasterly for 241.19 feet to the Westerly right of way line of Cahaba Valley Parkway; thence turn an angle to the right of 87 deg. 56 min. 26 sec. to become tangent to a curve to the left, said curve having a radius of 283.71 feet and subtending a central angle of 15 deg. 21 min. 34 sec.; thence run Southerly along the arc of said curve and along said Westerly right of way line of Cahaba Valley Parkway for 76.05 feet to the point of beginning;

TOGETHER WITH all appurtenances thereto belonging or in anywise appertaining and all right, title and interest of Grantor in and to any and all roads, alleys and ways bounding said premises.

This conveyance is subject to the following:

1. 1991 ad valorem taxes and all subsequent years;
2. Restrictions, covenants and conditions as set out in instruments recorded in Real 290, Page 386 and Real 325, Page 929 in the Office of the Judge of Probate of Shelby County, Alabama;
3. Transmission Line Permit to Alabama Power Company as shown by instruments recorded in Deed Book 101, Page 520 and Deed Book 145, Page 378 in said Probate Office;

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Cahaba Gittle

4. 15 foot easement as shown on Plat of Cahaba Valley Park North, recorded in Map Book 13, Page 140 in said Probate Office.

5. Easement to Alabama Power Company as shown by instrument recorded in Real 292, Page 618 in said Probate Office; and

6. Declaration of Protective Covenants for Cahaba Valley Park North as set out in Real 268, Page 140 in said Probate Office.

TO HAVE AND TO HOLD, to the said Grantee, his heirs and assigns forever.

The Grantor hereby covenants and agrees with Grantor, his heirs and assigns, that the Grantor, its successors and assigns, will warranty and defend the above described real estate against the lawful claims (unless otherwise noted above) of all persons claiming by, through, or under the Grantor, but not further or otherwise.

IN WITNESS WHEREOF, the Grantor has caused this Warranty Deed to be duly executed on this 15 day of March, 1991.

119 PROPERTIES, LTD., an Alabama limited partnership

By: Cahaba Valley Properties, Inc.,
Its General Partner

By: David Bunkin
Its Secretary/Treasurer

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County and State, hereby certify that David Bunkin, whose name as Secretary/Treasurer of Cahaba Valley Properties, Inc., the general partner of 119 Properties, 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 officer and with full authority, executed the same voluntarily for and as the act of said corporation acting in its capacity as general partner of said limited partnership.

Given under my hand and official seal this 15 day of March, 1991.

My Commission Expires: 8/23/93

My Commission Expires: 8/23/93

THIS INSTRUMENT PREPARED BY:

DAVID L. SILVERSTEIN
Berkowitz, Lefkovits, Ison & Kushner
1100 Financial Center
Birmingham, Alabama 35203

STATE OF ALA. SHELBY
I CERTIFY THIS
INSTRUMENT WAS FILED
91 MAR -6 PM 1:29

JUDGE OF PROBATE

1. Dead Tax	76.50
2. Mtg. Tax	
3. Recording Fee	5.00
4. Indexing Fee	2.00
5. No Tax Fee	
6. Certified Fee	1.00
Total	84.50