

Send Tax Notice to:  
Mrs. Hiroko Kuba  
4444 Fredericksburg Drive  
Birmingham, Alabama 35223

This Instrument Prepared By:  
Melinda M. Mathews, Esquire  
SIROTE & PERMUTT, P.C.  
P. O. Box 35727  
Birmingham, Alabama 35255

\$55,000

STATE OF ALABAMA  
SHELBY COUNTY

10103-4661 1994

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable considerations to the undersigned, **TADASHI KUBA**, a married man (hereinafter referred to as the "Grantor"), in hand paid by **HIROKO KUBA** (hereinafter referred to as the "Grantee"), the receipt of which is hereby acknowledged, the said Grantor does by these presents grant, bargain, sell and convey unto the said Grantee, all of his right, title, and interest in and to the following described real estate situated in Shelby County, Alabama, to-wit:

That certain real estate which is bounded and described as set forth on Exhibit "A" attached hereto and made a part hereof by reference and incorporation.

This conveyance is made subject to the following.

1. 1994 ad valorem taxes, a lien but not yet due and payable.
2. All recorded mortgages, recorded or unrecorded easements, liens, rights-of-way, and other matters of record in the Probate Office of Shelby County, Alabama, together with any deficiencies in quantity of land, discrepancies as to boundary lines, overlaps, etc., which would be disclosed by a true and accurate survey of the property conveyed herein.
3. Oil and gas lease appearing in Deed Book 347, Page 419, in the Office of the Judge of Probate of Shelby County, Alabama. All of Grantor's rights in said lease as same pertain to the property conveyed herein are hereby assigned to the Grantee. Mineral and mining rights and all rights incident thereto are hereby quitclaimed to Grantee but are not warranted.

The property conveyed herein does not constitute homestead property of the Grantor.

TO HAVE AND TO HOLD to the said Grantee, and to Grantee's heirs, successors and assigns forever.

IN WITNESS WHEREOF, the said Grantor has hereto set his hand and seal on this the 6 day of Sept., 1994.

Tadashi Kuba (SEAL)  
TADASHI KUBA

STATE OF ALABAMA  
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Tadashi Kuba, a married man, whose name 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 said instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this the 6th day of September, 1994.

James L. Walker  
NOTARY PUBLIC  
My Commission Expires: 6/13/98

LR175709 11.8

Return To J. Per  
SIROTE & PERMUTT, P.C.  
2224 Arlington Avenue  
P. O. Box 35727  
Birmingham, Alabama 35255

10/03/1994-30101  
02:13 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 NCO 46.00

EXHIBIT "A"

STATE OF ALABAMA  
SHELBY COUNTY

A parcel of land located in the Northeast Quarter of the Southeast Quarter of Section 22, Township 18 South, Range 1 West, and being more particularly described as follows:

Commence at the Northeast Corner of the Northeast Quarter of the Southeast Quarter of said Section 22, said point also being the POINT OF BEGINNING; thence South  $02^{\circ}07'08''$  East, 568.95 feet to a point; thence South  $87^{\circ}27'45''$  West, 545.00 feet to a point; thence South  $14^{\circ}36'16''$  West, 177.90 feet to a point; thence South  $87^{\circ}24'53''$  West, 299.48 feet to a point, said point being on the beginning of a curve to the left, said curve having a central angle of  $11^{\circ}59'58''$ , a radius of 350.00 feet, an arc of 73.30 feet and a chord which bears South  $81^{\circ}24'53''$  West for 73.17 feet; thence continue along the arc of said curve for 73.30 feet to a point; thence South  $75^{\circ}24'53''$  West, 186.50 feet to a point, said point being on the beginning of a curve to the right, said curve having a central angle of  $11^{\circ}59'58''$ , a radius of 450.00 feet, an arc of 94.24 feet and a chord which bears South  $81^{\circ}24'53''$  West for 94.07 feet; thence continue along the arc of said curve for 94.24 feet to a point; thence South  $87^{\circ}24'53''$  West, 140.92 feet to a point; thence North  $01^{\circ}59'30''$  West, 50.00 feet to a point; thence North  $87^{\circ}24'53''$  East, 140.40 feet to a point, said point being on the beginning of a curve to the left, said curve having a central angle of  $11^{\circ}59'58''$ , a radius of 400.00 feet, an arc of 83.77 feet and a chord which bears North  $81^{\circ}24'53''$  East for 83.62 feet; thence continue along the arc of said curve for 83.77 feet to a point; thence North  $75^{\circ}24'53''$  East, 126.50 feet to a point, said point being at the beginning of a curve to the right, said curve having a central angle of  $11^{\circ}59'58''$ , a radius of 400.00 feet, an arc of 83.77 feet, a chord which bears North at  $81^{\circ}24'53''$  East for 83.62 feet; thence continue along the arc of said curve for 83.77 feet to a point; thence North  $87^{\circ}24'53''$  East, 250.00 feet to a point; thence North  $01^{\circ}59'30''$  West, 688.00 feet to a point; thence North  $87^{\circ}25'45''$  East, 644.55 feet to the POINT OF BEGINNING.

Said parcel containing 414,108 square feet or 9.5 acres, more or less.

Inst # 1994-30101

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SHELBY COUNTY JUDGE OF PROBATE  
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