

SEND TAX NOTICE TO:

Steven C. Boner
P. O. Box 245
Pelham, AL 35124

STATE OF ALABAMA)

SHELBY COUNTY)

STATUTORY WARRANTY DEED

THIS IS A WARRANTY DEED executed and delivered this 1st day of June, 1995 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 **One Hundred Eight Thousand One Hundred Ninety-Six and 00/100ths DOLLARS (\$108,196)** in hand paid by Grantee to Grantor, the receipt and sufficiency of which is hereby acknowledged by Grantor, the Grantor does by these presents, grant, bargain, sell and convey unto the Grantee the following described real estate located in Shelby County, Alabama, to-wit:

Part of Block 2, Cahaba Valley Park North, as recorded in Map Book 13, page 140, in the Office of the Judge of Probate of Shelby County, Alabama, being more particularly described as follows: Commence at the centerline point of curvature station 39 + 23.95 of Cahaba Valley Parkway, said point being the beginning of a curve to the right, said curve having a radius of 253.71 feet and subtending a central angle of 15 degrees 21 minutes 34 seconds; thence run Northeasterly along the arc of said curve and along said centerline of Cahaba Valley Parkway for 68.01 feet to a point; thence from tangent to said curve turn an angle to the left of 90 degrees 00 minutes 00 seconds to become radial to said curve and run Northwesterly for 30.00 feet to the Westerly right-of-way line of Cahaba Valley Parkway and the Northeasterly corner of the Birmingham Valve and Fitting site, said point being the point of beginning; thence turn an angle to the right of 2 degrees 03 minutes 34 seconds and run Northwesterly along the North line of said Birmingham Valve and Fitting site for 241.19 feet to the Northwest corner of said Birmingham Valve and Fitting site, said point being on the West line of said Block 2, Cahaba Valley Park North; thence turn an angle to the right of 72 degrees 34 minutes 52 seconds and run Northwesterly along the West line of said Block 2 for 428.99 feet to the Northwesterly corner of said Block 2; thence turn an angle to the right of 138 degrees 21 minutes 02 seconds and run Southeasterly for 481.77 feet to a point on the Northwesterly right-of-way line of Cahaba Valley Parkway; thence turn an angle to the right of 91 degrees 20 minutes 27 seconds to become tangent to a curve to the left, said curve having a radius of 283.71 feet and subtending a central angle of 34 degrees 19 minutes 55 seconds; thence run Southwesterly along the arc of said curve and along the Northwesterly right-of-way line of said Cahaba Valley Parkway for 170.00 feet to the point of beginning and being situated in Shelby County, Alabama;

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. Ad valorem taxes for tax year 1995;
2. Public easements as shown by recorded plat, including 10 feet on the Southerly and 50 foot Alabama Power Company easement for transmission line permit as shown on the survey by Joseph A. Miller dated May 16, 1995;
3. Restrictions, covenants and conditions as set out in instruments recorded in Real 268 page 140; Real 290 page 386; Real 325 page 929; as Instrument #1992-15856 and Instrument #1993-25691 in said Probate Office;
4. Transmission Line Permit(s) to Alabama Power Company as shown by instruments recorded in Deed 101 pages 520, Deed 113 page 281 and Deed 145 page 378 in said Probate Office; and
5. Easement(s) to Alabama Power Company as shown by instrument recorded in Real 292 page 618 in Probate Office.

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

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

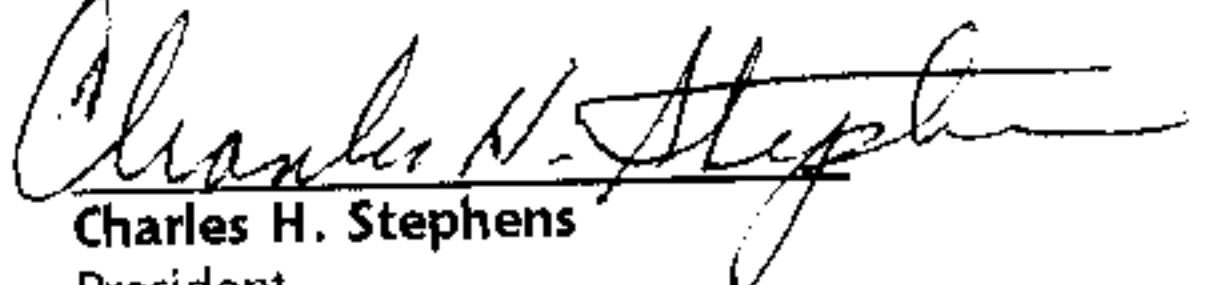
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SHELBY COUNTY JUDGE OF PROBATE
002 MCD 121.00

Inst # 1995-14427

IN WITNESS WHEREOF, the Grantor has caused this Warranty Deed to be executed by its General Partner which is duly authorized hereunto, on this 1st day of June, 1995.

119 PROPERTIES, LTD. an
Alabama limited partnership

By: **CAHABA VALLEY PROPERTIES, INC.**
Its General Partner

By: 
Charles H. Stephens
President

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **CHARLES H. STEPHENS**, whose name as President of **CAHABA VALLEY PROPERTIES, INC.**, the General Partner of **119 PROPERTIES, LTD.**, an Alabama limited partnership, is signed to the foregoing Warranty Deed and who is known to me, acknowledged before me on this day that, being informed of the contents of the Warranty Deed, he, in his capacity as such President 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 this the 1st day of June, 1995.



Notary Public

My Commission Expires: 4-19-96

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06/02/1995-14427
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SHELBY COUNTY JUDGE OF PROBATE
002 MCD 121.00

THIS INSTRUMENT PREPARED BY

Chervis Isom
Berkowitz, Lefkovits, Isom & Kushner
1600 SouthTrust Tower
Birmingham, Alabama 35203