

This instrument was prepared by:
Ray D. Gibbons, Esq.
Gordon, Silberman, Wiggins & Childs
1400 SouthTrust Tower
Birmingham, Alabama 35203

Send Tax Notice to:
A.L. and Nancy K. Burbic
2324 Twelve Oaks Drive
Hoover, Alabama 35244

625.000

GENERAL WARRANTY DEED

STATE OF ALABAMA)

COUNTY OF SHELBY)

KNOW ALL PERSONS BY THESE PRESENTS:

That in consideration of One Dollar (\$1.00) to the undersigned **N K B CONSTRUCTION COMPANY**, an Alabama corporation (hereinafter referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto **A.L. BURBIC, JR. and wife NANCY K. BURBIC** (hereinafter collectively referred to as GRANTEES), that certain real estate, situated in Shelby County, Alabama, more particularly described on Exhibit "A" attached hereto.

SUBJECT TO:

1. General and special taxes and assessments for 1997 and subsequent years not yet due and payable.
2. Declaration of Protective Covenants, Agreements, Easements, Charges and Liens for Riverchase (Residential) recorded in Misc. Book 14 beginning at page 536, as amended in Misc. Book 17, beginning at page 550, and amended by Inst. #1996-24956 and Notice of Compliance Certificate, recorded in Misc. Book 34 page 549 in the Probate Office of Shelby County, Alabama.
3. Easement(s) to Alabama Power Company as shown by instrument recorded in Deed 355 page 274 in the Probate Office of Shelby County, Alabama.
4. Easement(s) to City of Hoover as shown by instrument recorded in Real 93 page 577 in the Probate Office of Shelby County, Alabama.
5. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Deed 127 page 140 in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD to the said GRANTEES, their successors and assigns forever.

And said GRANTOR does for itself, its administrators, successors and assigns, covenant with said GRANTEES, their administrators, successors and assigns, that it is lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise stated above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its administrators, successors and assigns shall, warrant and defend the same to the said GRANTEES, their administrators, successors and assigns forever, against the lawful claims of all persons.

Inst # 1997-09547

03/28/1997-09547
08:25 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
004 MCD 16.00

Inst # 1997-09547

Carolee Hill

IN WITNESS WHEREOF, the duly authorized officer of said GRANTOR has hereto set his signature and seal, this the 26th day of March, 1997.

ATTEST:

N K B CONSTRUCTION COMPANY

A. L. Burbic

By: Nancy K. Burbic
Its: President

STATE OF ALABAMA)
COUNTY OF Jefferson)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Nancy K. Burbic, whose name as President of N K B Construction Company, an Alabama corporation, 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, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 25 day of March, 1997.

Carole W. Corrington

Notary Public

My Commission ~~NOTARY PUBLIC STATE OF ALABAMA AT LAF~~
~~MY COMMISSION EXPIRES: Mar. 2, 2000~~
~~BOARDED THRU NOTARY PUBLIC UNDERWRIT~~

K:\CORP\BURBIC\DOC\DEED

A parcel of land in the S 1/2 of the SE 1/4 of Section 26, Township 19 South, Range 3 West, Shelby County, Alabama, described as follows:

Begin at the NE corner of Lot 1210 Riverchase Country Club 19th Addition as recorded in Map Book 9 page 59 in the Office of the Judge of Probate, Shelby County, Alabama; thence run South 19 deg. 24 min. 14 sec. East along the Northeasterly line of said Lot 1210 for a distance of 126.99 feet; thence run South 10 deg. 35 min. 27 sec. West along the Easterly line of Riverchase Country Club 19th Addition for a distance of 222.34 feet; thence run South 1 deg. 02 min. 36 sec. West along the East line of Riverchase Country Club 19th Addition for a distance of 216.98 feet; thence run South 18 deg. 37 min. 15 sec. East along the Northeasterly line of Riverchase Country Club 19th Addition for a distance of 290.90 feet; thence run North 54 deg. 05 min. 29 sec. East along the Northwesterly lines of Lots 1303 page 1304 of Riverchase Country Club 21st Addition for a distance of 274.84 feet; thence run South 63 deg. 42 min. 07 sec. East along the Northeasterly line of Lot 1304 Riverchase Country Club 21st Addition for a distance of 95.08 feet; thence run South 26 deg. 06 min. 24 sec. East along Northeasterly lines of Lots 1304 and 1305 Riverchase Country Club 21st Addition for a distance of 153.93 feet; thence run South 25 deg. 45 min. 19 sec. East along the Northeasterly line of Lot 1306 Riverchase Country Club 21st Addition for a distance of 207.82 feet; thence run North 43 deg. 03 min. 19 sec. East along the Northwesterly line of Lot 11 of First Addition to Riverchase Country Club for a distance of 187.67 feet to a point on the Southwesterly right of way of Chestnut Oaks Drive, said right of way being situated on a curve to the right, having a central angle of 45 deg. 15 min. 26 sec., a radius of 347.61 feet, a chord of 267.49 feet and a chord bearing of North 20 deg. 40 min. 52 sec. West; thence run along the arc of said curve in a Northwesterly direction for a distance of 274.57 feet to the end of said curve; thence run North 1 deg. 56 min. 51 sec. East along the Westerly right of way line of Chestnut Oaks Drive for a distance of 223.96 feet to the point of commencement of a curve to the left, said curve having a central angle of 69 deg. 34 min. 52 sec., a radius of 223.17 feet, a chord of 254.67 feet and a chord bearing of North 32 deg. 50 min. 35 sec. West; thence run along the arc of said curve in a Northwesterly direction for a distance of 271.02 feet to the end of said curve; thence run North 67 deg. 38 min. 01 sec. West along the Southwesterly right of way of Chestnut Oaks Drive for a distance of 77.22 feet to the point of commencement of a curve to the right, said curve having a central angle 56 deg. 34 min. 02 sec., a radius of 225.14 feet, a chord of 213.36 feet and a chord bearing of North 39 deg. 20 min. 59 sec. West; thence run along the arc of said curve and the Southwesterly right of way of Chestnut Oaks Drive for a distance of 222.28 feet to the end of said curve; thence run North 11 deg. 03 min. 58 sec. West along the Southwesterly right of way line of Chestnut Oaks Drive for a

distance of 26.68 feet; thence run South 88 deg. 02 min. 35 sec.
West along the Riverchase Country Club Golf Course property for a
distance of 247.62 feet to the point of beginning; being situated
in Shelby County, Alabama.

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