

CORRECTIVE WARRANTY DEED

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY)

THIS CORRECTIVE WARRANTY DEED is effective December 30, 1996 but is executed and delivered on this 31st day of October, 1997, by **FAIRWAY INVESTMENTS, INC.**, an Alabama corporation and **FAIRWAY INVESTMENTS, L.L.C.**, an Alabama limited liability company (hereinafter called "Grantors"), in favor of **FAIRWAY INVESTMENTS, INC.**, an Alabama corporation (hereinafter called "Grantee").

KNOW ALL MEN BY THESE PRESENTS , that in consideration of \$10.00 and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by Grantors, Grantors do by these presents, grant, bargain, sell and convey unto Grantee an undivided 71.25% interest in the following described real property (the "Property"), situated in Shelby County, Alabama:

Parcel I:

Lot 13, according to the Survey of the Village of Valleydale at Southlake, as recorded in Map Book 11, Page 84, in the Probate Office of Shelby County, Alabama.

Parcel II:

Easement for the benefit of Parcel I as created by Declaration of Restrictions and -- of Easements dated February 29, 1988 and recorded in Real 173, Page 355 and indenture of Establishment of Protective Covenants, conditions and restrictions, and -- of easements dated February 29, 1988 and recorded in Real 173, Page 364 for the purpose described in these Easements over, under and across Lots 1 and 2, with respect to Real 173, Page 355 and Lot 4, with respect to Real 173, Page 364. Subject to --- provisions and conditions set forth in said instrument.

Subject to ad valorem taxes for the current year and other exceptions to title of record.

This conveyance is subject to all mortgage liens of record.

The purpose of this conveyance is to correct the warranty deeds recorded at Instrument No. 1997-00001 and Instrument No. 97-000002 all in the Office of the Judge of Probate of Shelby County, Alabama, to reflect that Fairway Investments, Inc., is the owner of an undivided 71.25% in the above described Property.

TO HAVE AND TO HOLD, unto the said Grantee, its successors and assigns forever.

11/24/1997-38299
12:56 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 MCD 14.50

Inst # 1997-38299

IN WITNESS WHEREOF, the undersigned Grantors, **FAIRWAY INVESTMENTS, INC.** and **FAIRWAY INVESTMENTS, L.L.C.**, have made this instrument effective as if December 30, 1996 (but executed and delivered October 31st, 1997).

FAIRWAY INVESTMENTS, INC.,
an Alabama corporation

By: *Guy S. Clinton*
Its: *Vice-President*

FAIRWAY INVESTMENTS, L.L.C.,
an Alabama limited liability company,

By: **FAIRWAY INVESTMENTS, INC.,**
a Corporation, Its Member and Manager

By: *Guy S. Clinton*
Its: *Vice-President*

STATE OF ALABAMA)
JEFFERSON COUNTY)

I the undersigned authority, A Notary Public in and for said County in said State, hereby certify that *Guy S. Clinton* whose name as *Vice-President* of **FAIRWAY INVESTMENTS, INC.**, 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 on this the *31* day of *Oct*, 199*7*

[Seal]

[Signature]
Notary Public
My Commission Expires: *4-1-2001*

STATE OF ALABAMA)
JEFFERSON COUNTY)

I the undersigned authority, a Notary Public in and for said County is said State, hereby certify that Guy S. Clinton whose name as Vice President of Fairway Investments, Inc., an Alabama corporation, as Manager of Fairway Investments, L.L.C., 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 acting in its capacity as such Manager of said limited liability company.

Given under my hand seal this 31st day of October, 1997.

[NOTARIAL SEAL]

[Signature]
Notary Public
My Commission Expires: 4-1-2001

INSTRUMENT PREPARED BY:

✓ W. Howard Donovan, III, Esq.
Johnston & Conwell
800 Shades Creek Parkway
Suite 325
Birmingham, AL 35209

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