

The purpose of this Corrective Trustee's Deed is to correct the Trustee's Deed filed for record in Instrument #1999-18559, Shelby County, Alabama, wherein the legal description of the property was incorrectly recited.

Send Tax Notice To:

This Instrument Prepared By:  
Thomas E. Reynolds, Esq.  
1200 AmSouth/Harbert Plaza  
Birmingham, Alabama 35203  
(205) 251-1000

STATE OF ALABAMA     )  
SHELBY COUNTY        )

### CORRECTIVE TRUSTEE'S DEED

This indenture, made as of the 29th day of April, 1999, between **THOMAS E. REYNOLDS**, as Trustee in bankruptcy for the estate of **James W. Foster, III**, presently pending in the United States Bankruptcy Court for the Northern District of Alabama, Southern Division, Case Number 98-05854-TOM-7 (hereinafter called "Grantor") and **Donald Taylor and Sandra Taylor** (hereinafter called "Grantees"), as tenants in common with right of survivorship.

### WITNESSETH:

WHEREAS, Grantor was appointed as Trustee in the bankruptcy case of James W. Foster, III, in Case Number 98-05854-TOM-7, as evidenced by the Order Appointing Interim Trustee dated September 11, 1998; and

WHEREAS, Grantor continues to serve in said capacity; and

WHEREAS, Grantor did issue notice to all parties in said bankruptcy case by sending a copy of the Motion for Authority to Sell Assets by Auction Free and Clear of Liens and Notice of Sale, which Motion proposed a sale of the estate's interest in the subject property pursuant to 11 U.S.C. § 363(f), and Barbara C. Foster's interest in the subject property pursuant to 11 U.S.C. § 363(h);

WHEREAS, after hearing held following notice to creditors, the Court did enter its Order dated January 14, 1999, and Amended Order dated March 4, 1999, approving and confirming the sale proposed by the Trustee.

NOW, THEREFORE, by virtue of the power and authority granted the Grantor to sell property of the bankruptcy estate pursuant to the provisions of 11 U.S.C. §363(f), and the Court's Order mentioned hereinabove, and in consideration of the sum of One Hundred Thirty Thousand and no/100 Dollars (\$130,000.00), lawful money of the United States, paid from Grantees to Grantor, the Grantor does hereby grant, bargain, sell and convey unto the Grantees all his right, title and interest, and all the right, title and interest possessed by James W. Foster, III, at the time

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of the filing of his bankruptcy petition in Bankruptcy Case No. 98-05854-TOM-7, and all the right, title and interest possessed by Barbara C. Foster, together with every contingent remainder and right of reversion, free and clear of liens, the following described real property located in Shelby County, Alabama:

See Exhibit A attached hereto and incorporated herein as if the same were fully set out.  
(the "Property").

Subject to Ad valorem taxes for the current tax year, easements, mineral and mining rights appearing of record.

**TO HAVE AND TO HOLD**, the premises herein granted unto the Grantees, as tenants in common with right of survivorship, the aforementioned property, together with every contingent remainder and right of reversion.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal the day and year first above written.


  
THOMAS E. REYNOLDS, As and Only as  
Trustee of the Bankruptcy Estate of  
James W. Foster, III,  
and not Individually

STATE OF ALABAMA     )  
JEFFERSON COUNTY    )

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that **THOMAS E. REYNOLDS**, as Trustee of the Bankruptcy Estate of James W. Foster, III, is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of such conveyance, he, in his capacity as such Trustee, executed the same voluntarily on the day the same bears date.

GIVEN under my hand and official seal, this the 30<sup>th</sup> day of June, 1999.

[ NOTARIAL SEAL ]

  
Notary Public  
My Commission Expires: 5/10/2000

Commence at the Northwest corner of the Southwest Quarter of the Northwest Quarter of Section 11, Township 20 South, Range 1 West, thence run East along the North line of said quarter-quarter section a distance of 878.41 feet; thence turn an angle of 90 degrees, 00 minutes to the right and run a distance of 73.14 feet; thence turn an angle of 42 degrees 14 minutes, 50 seconds to the right and run a distance of 376.71 feet to the point of beginning of the parcel herein conveyed, thence continue in a Southwesterly direction along the same course 375.0 feet, more or less, to a point on the Eastern right of way of Shelby County Highway #47; thence turn an angle to the left and run in a Southerly direction along the Eastern right of way line of Shelby County Highway #47 a distance of 183 feet; thence turn an angle to the left and run in a Northeasterly direction 387 feet, more or less, to the Southwestmost corner of that certain parcel of land conveyed to James W. Foster, III and wife, Barbara C. Foster, as described in that certain deed recorded in Deed Book 309, Page 617, in the Office of the Judge of Probate of Shelby County, Alabama; thence turn an angle to the left and run in a Northwesterly direction 346.90 feet to the point of beginning, situated in the Southwest Quarter of the Northwest Quarter, Section 11, Township 20 South, Range 1 West, Huntsville Meridian, Shelby County, Alabama.

**ALSO:**

Commence at the Northwest corner of the SW 1/4 of the NW 1/4, Section 11, Township 20 South, Range 1 West, thence run East along the North line of said 1/4- 1/4 section a distance of 878.41 feet; thence turn an angle of 90 degrees, 00 minutes to the right and run a distance of 73.14 feet to the point of beginning; thence turn an angle of 42 degrees, 14 minutes, 50 seconds to the right and run a distance of 376.71 feet; thence turn an angle of 87 degrees, 30 minutes to the left and run a distance of 346.90 feet; thence turn an angle of 92 degrees, 30 minutes to the left and run a distance of 376.71 feet; thence turn an angle of 87 degrees, 30 minutes to the left and run a distance of 346.90 feet to the point of beginning. Situated in the SW 1/4 of the NW 1/4, Section 11, Township 20 South, Range 1 West, Huntsville Meridian, Shelby County, Alabama.

**AND ALSO:**

Commence at the NW corner of the SW 1/4 of the NW 1/4 of Section 11, Township 20 South, Range 1 West; thence East along the North line of said 1/4-1/4 section a distance of 878.41 feet; thence 90 degrees, 00 minutes, 00 seconds right a distance of 73.14 feet; thence 31 degrees, 45 minutes, 04 seconds left a distance of 359.45 feet to the point of beginning; thence continue along the last described course a distance of 104.62 feet; thence 95 degrees, 08 minutes, 49 seconds right a distance of 285.89 feet; thence 159 degrees 21 minutes, 07 seconds right a distance of 295.49 feet to the point of beginning.

**LESS AND EXCEPT THE FOLLOWING DESCRIBED PROPERTY:**

Commence at the NW corner of the SW 1/4 of the NW 1/4 of Section 11, Township 20 South, Range 1 West; thence East along the North line of said 1/4-1/4 section a distance of 878.41 feet; thence 90 degrees, 00 minutes, 00 seconds right a distance of 73.14 feet to the point of beginning; thence 31 degrees, 45 minutes, 04 seconds left a distance of 359.45 feet; thence 105 degrees, 30 minutes, 03 seconds left a distance of 86.01 feet; thence 88 degrees, 20 minutes, 14 seconds left a distance of 346.52 feet to the point of beginning.

All situated in Shelby County, Alabama.

EX-103/30/1999-27451  
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