

STATE OF ALABAMA)

COUNTY OF SHELBY)

DEED OF CORRECTION

THIS IS A DEED OF CORRECTION, executed and delivered this 28th day of June, 2006, by **Clayton-Bailey Properties, L.L.C.**, an Alabama limited liability company, as successor by merger with Clayton-Bailey Properties, an Alabama general partnership (hereinafter referred to as the "Grantor"), to **Richard W. Griffith** and **Virginia S. Griffith** (hereinafter referred to as the "Grantees").

KNOW ALL MEN BY THESE PRESENTS:

1. That Clayton-Bailey Properties, an Alabama general partnership, conveyed by Warranty Deed (the "Deed") to Grantees the following described real estate on July 22, 1996, which instrument was filed for record in the Office of the Judge of Probate of Shelby County, Alabama as Instrument No. 1996-25521.
2. The Deed made the conveyance subject to, among other things, the Declaration of Protective Covenants for Cahaba Business Center (the "Declaration") as set out in instruments recorded in Real Volume 220, Page 94, and Real Volume 168, Page 263 in said Probate Office.
3. The Declaration provides that all parcels within the development shall be known and described as commercial office building parcels and/or office warehouse combinations consistent with applicable zoning and shall be used for such purposes exclusively.
4. The following described real estate had never been a part of the Cahaba Business Center, and was made subject thereto merely by reference to such within the Deed.
5. The reference within the Deed to the Declaration was a mistake. It is understood that the following described real estate is situated on Highway 31 and is not now nor was it ever intended to be restricted in use to commercial office buildings and/or office warehouse combinations pursuant to the Declaration.
6. Grantor hereby executes this Deed of Correction in order to correct the title record and release the real estate from the operation of the Declaration of Protective Covenants for Cahaba Business Park.
7. By Articles of Merger dated June 12, 1997 and recorded at filed with the Secretary of State of Alabama on June 19, 1997, pursuant to Code of Alabama (1975), §10-12-55 (Supp. 1993), Clayton-Bailey Properties, an Alabama general partnership, merged with and into Clayton-Bailey Properties, L.L.C., an Alabama limited liability company.

NOW, THEREFORE, in consideration of the sum of Ten and No/100 Dollars (\$10.00) in hand paid by Grantees to Grantor and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by Grantor, the Grantor does by these presents,

GRANT, BARGAIN, SELL and CONVEY unto the Grantees for and during their joint lives as joint tenants and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in the City of Pelham, Shelby County, Alabama, to-wit:

A parcel of land situated in the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 31, Township 19 South, Range 2 West and being more particularly described as follows:

Commence at the NW Corner of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 31, Township 19 South, Range 2 West; thence S $0^{\circ}-19'-52''$ W along the westerly boundary of said $\frac{1}{4}$ - $\frac{1}{4}$ section a distance of 654.74'; thence S $87^{\circ}-49'-10''$ E a distance of 1098.14' to the POINT OF BEGINNING; thence continue along the last described course a distance of 155.24' to the westerly right-of-way line of United States Highway No. 31 (200' R.O.W.), said point lying on a curve to the right having a radius of 1809.86', and a central angle of $8^{\circ}-42'-26''$; thence along said right-of-way line and the arc of said curve a distance of 275.04', said arc subtended by a chord which bears S $2^{\circ}-42'-53''$ E a distance of 274.78', to the end of said curve and a point on the northeasterly back of curb of Hilltop Business Drive; thence N $84^{\circ}-15'-59''$ W along said back of curb a distance of 79.64' to a point on a curve to the right having a radius of 80.22' and a central angle of $27^{\circ}-07'-45''$; thence along said back of curb and the arc of said curve a distance of 37.98', said arc subtended by a chord which bears N $70^{\circ}-42'-07''$ W a distance of 37.63', to the end of said curve; thence N $57^{\circ}-08'-14''$ W along said back of curb a distance of 71.17'; thence N $1^{\circ}-39'-13''$ E and leaving said back of curb a distance of 221.46' to the Point of Beginning.

Said Parcel containing 43,728 \pm square feet, or 1.0 Acres more or less.

This conveyance is subject to the following:

1. General and special taxes or assessments for 2006 and subsequent years not yet due and payable. 2005 Ad Valorem tax ID 58-10-9-31-3-001-011.
2. Public easements as shown by recorded plat, including a 10 foot along the southerly side as shown on the survey by R. C. Farmer dated June 17, 1996.
3. Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed Book 138 page 51 in Probate Office.
4. Right(s)-of-Way(s) granted to Alabama Power Company by instrument(s) recorded in Ins. #1992-26839 in Probate Office.
5. Easement(s) to Alabama Power Company and South Central Bell as shown by instrument recorded in Real 99 page 474 in Probate Office.
6. Right(s)-of-Way(s) for telephone lines as set out by instrument(s) recorded in Deed Book 56 page 296 in Probate Office.

7. 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 Book 61 page 9 and Deed Book 80 page 325 in Probate Office.
8. Rights of others to use private drive known as Hilltop Business Drive.
9. All matters of record and any matter that would be reflected by an accurate ALTA/ACSM survey of the real estate.

TO HAVE AND TO HOLD, the aforegranted premises to said Grantees, for and during their joint lives as joint tenants and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion forever.

And the Grantor for itself and for its successors and assigns, covenant with the said Grantees for and during their joint lives as joint tenants and upon the death of either of them, then to the survivor of them that the Grantor is lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that the Grantor has a good right to sell and convey the same aforesaid; and that the Grantor, its successors and assigns, shall warrant and defend said premises to the Grantees, their respective heirs, administrators, successors and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned, has caused this Deed of Correction to be executed this 28th day of June, 2006.

CLAYTON-BAILEY PROPERTIES, L.L.C.,
an Alabama limited liability company

By: Neil Bailey
Neil Bailey, Member

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Neil Bailey, whose name as Member of **Clayton-Bailey Properties, L.L.C.**, an Alabama limited liability company, with full authority executed the same voluntarily, on the date the same bears date, for and as the act of Clayton-Bailey Properties, L.L.C.

Given under my hand and official seal this 28th day of June 2006.

Phyllis C. Schifarella
Notary Public
My Commission Expires: 3/22/08