

This Instrument prepared by:

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WALLACE, JORDAN, RATLIFF,
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Suite 525 2000 SouthBridge Parkway
Birmingham, Alabama 35209

CORRECTIVE WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, that by Warranty Deed dated February 22, 1991, and filed in Book 331, at page 74 in the Office of the Probate Judge of Shelby County, Alabama, Key-Royal Automotive Company, a Delaware corporation, did purport to grant, bargain, sell and convey unto Royal Reinsurance Investment Group, Inc., an Alabama corporation, the following described real estate situated in Shelby County, Alabama, to-wit:

Lots 3 and 4 according to the plat of Key Pointe, as recorded in Map Book 160 at page 36 in the Office of the Judge of Probate of Shelby County, Alabama.

AND WHEREAS, the legal description stated above was incorrect and all parties have acknowledged that the correct legal description of said property is stated below;

NOW, THEREFORE, Key-Royal Automotive Company, a Delaware corporation (hereinafter, the "Grantor"), in consideration of the amount stated in that Warranty Deed from Key-Royal Automotive Company to Royal Reinsurance Investment Group, Inc., an Alabama corporation (hereinafter, the "Grantee"), executed on February 22, 1991, and filed in Real Book 331, at page 74, in the Office of the Judge of Probate of Shelby County, Alabama, on February 26, 1991, which amount has been received in full by Grantor, the Grantor does hereby grant, bargain, sell and convey to Grantee the following described real property situated in Shelby County, Alabama, to-wit:

Lots 3 and 4, according to the plat of Key Pointe, as recorded in Map Book 13 at page 61 in the Office of the Probate Judge of Shelby County, Alabama.

Subject to existing easements, encumbrances and other matters of record in the Office of the Probate judge of Shelby County, Alabama.

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

And the Grantor does, for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that Grantor is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as otherwise noted above; and that Grantor has a good right to sell and convey the same as aforesaid; that Grantor, its successors and assigns shall warrant and defend the same to the Grantee, its successors and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, Key-Royal Automotive Company, a Delaware corporation, the Grantor, has caused its duly authorized officers to set their signatures hereunto as the act of such Grantor, on this 20th day of December, 1991.

ATTEST:

KEY-ROYAL AUTOMOTIVE COMPANY,
a Delaware corporation

By: Patricia R. Nige
As Its Assistant Secretary

By: R. G. Fanning
As Its President

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said county in said state, hereby certify that R. G. Fanning, whose name as President of Key-Royal Automotive Company, a Delaware corporation, 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 the conveyance, he, as such officer and with full authority, executed the same as and for the act of said corporation.

Given under my hand and seal this the 20th day of December, 1991.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

92 JAN -9 PM 4:28

JUDGE OF PROBATE

Peggy M. Sweeney
NOTARY PUBLIC
[SEAL]

My Commission Expires: 11-16-93

NO TAX COLLECTED

1. Deed Tax	\$	
2. Mtg. Tax	\$	200
3. Recording Fee	\$	300
4. Indexing Fee	\$	1.00
5. No Tax Fee	\$	1.00
6. Certified Fee	\$	1.00

Total \$ 10.00