

THIS INSTRUMENT PREPARED BY:
James J. Odom, Jr.
P.O. Box 11244
Birmingham, AL 35202-1244

SEND TAX NOTICE TO:
SUNRISE CORPORATION
Post Office Box 569
Pelham, Alabama 35124

STATE OF ALABAMA)
COUNTY OF SHELBY)

CORRECTIVE WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT in consideration of correcting the legal description erroneously contained in that certain Warranty Deed recorded as Instrument Number 1993-13474, to the undersigned grantor, Dogwood Properties, Inc., a corporation, in hand paid by Sunrise Corporation, the receipt whereof is hereby acknowledged, the said Dogwood Properties, Inc., a corporation (referred to herein as "Grantor"), does by these presents, grant, bargain, sell and convey unto the said Sunrise Corporation (herein referred to as "Grantee"), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 21, according to the recorded map of Dogwood Forest, Second Phase, as recorded in Map Book 13, Page 91, in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama.

SUBJECT TO: (1) Current taxes; (2) Restrictions and reservations as contained in Deed Book 318, Page 01; Deed Book 318, Page 531; (3) Title to minerals underlying caption lands with mining rights and privileges belonging thereto, as reserved in Deed Book 355, Page 136, and in Real Book 007, Page 887, in said Probate Office; (4) Easements to Alabama Power Company as recorded in Real Book 148, Page 895, in Probate Office; (5) Pipe Line permit to Southern Natural Gas Corp. as recorded in Deed Book 90, Page 327, in Probate Office; (6) Easement to South Central Bell as recorded in Real Book 149, Page 188, in Probate Office; (7) A 75-foot building set back line from Chestnut Lane as shown on recorded map; (8) A 10-foot utility easement across a portion of the East side of lot and Southeast side of said lot as shown on recorded map; (9) Transmission Line permit to Alabama Power Company as recorded in Real Book 273, Page 172, in Probate Office.

THIS DEED IS GIVEN TO CORRECT THE LEGAL DESCRIPTION CONTAINED IN THAT CERTAIN WARRANTY DEED RECORDED AS INSTRUMENT NUMBER 1993-13474 IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

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

And said Dogwood Properties, Inc., a corporation, does for itself, its successors and assigns, covenant with said Sunrise Corporation, its successors and assigns, that it is lawfully seized

Courtesy

Inst # 1994-06746

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03/02/1994-06746

09:27 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

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in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall, warrant and defend the same to the said grantee, its successors and assigns forever, against the lawful claims of all persons.

Inst # 1994-06746

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed on this the 22nd day of February, 1994.

WITNESSES:

DOGWOOD PROPERTIES, INC.

By: John D. Baird
John D. Baird
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 John D. Baird, whose name as President of Dogwood Properties, Inc., a 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 voluntarily for and as the act of said corporation.

Given under my hand and seal this 22nd day of February, 1994.

James G. [Signature]
Notary Public

My Commission Expires: 6-4-94

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