

CORRECTIVE DEED
(Correcting Instrument #1995-500)

SEND TAX NOTICE TO:
TERRYCO, L.L.C.
2526 Woodfern Circle
Birmingham, AL 35244

This Corrective Deed prepared by:
Bobby C. Underwood
Bradley, Arant, Rose & White
2001 Park Place, Suite 1400
Birmingham, AL 35203

GENERAL WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

KNOW ALL MEN BY THESE PRESENTS:

This Deed is made by and between EBSCO INDUSTRIES, INC., a corporation, hereinafter called "Grantor", and TERRYCO, L.L.C., hereinafter called "Grantee". The Grantor, for and in consideration of Six Hundred Seventy-Five Thousand Six Hundred Forty-Two and 14/100 (\$675,642.14) Dollars in hand paid by the Grantee, the receipt of which is hereby acknowledged, does hereby grant, bargain, convey and sell to TerryCo, L.L.C., the following described real estate located in Shelby County, Alabama:

Lot 8, according to the survey of Lot 8, Greystone Highlands Commercial Subdivision as recorded in Map Book 19, page 56 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

\$285,000.00 of the purchase price was paid from the proceeds of a mortgage recorded herewith.

Subject to:

1. Taxes and assessments for the year 1995, and subsequent years, which are not yet due and payable. Tax information has been based on the present assessment roles, but is subject to any future adjustments that may be made by either the Tax Assessor or the Board of Equalization of Shelby County, Alabama.
2. Transmission Line Permits to Alabama Power Company as shown by instruments recorded in Deed 111, page 402; Deed 173, page 191; Deed 109, page 492; Deed 160, pages 418 and 403 and Deed 127, page 336, in the Probate Office.
3. Rights of ways granted to Shelby County by instruments recorded in Deed 95, page 503 in Probate Office.
4. Easements to South Central Bell as shown by instrument recorded in Deed 324, page 837 in Probate Office.
5. 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 349, page 230 and Deed 4, pages 486 and 488 in Probate Office.
6. Utility Easements for EBSCO Industries, to Cahaba Water Renovation Systems as set out in Real 42, page 223 in Probate Office.
7. Covenant and agreement for water service as set out in Real 235, page 611 in Probate Office.
8. Right of way for new four lane highway #280 as shown in Deed 252 page 920 and Lis Pendens 4, page 509 in Probate Office.
9. Building setback line and public easements as shown by recorded plat in Map Book 19, page 56.

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EBSCO Realty

07/12/1995-18411
04:19 PM CERTIFIED
1 SHELBY COUNTY JUDGE OF PROBATE
003 MCD 14.50

Inst # 1995-18411

10. Declaration of Covenants, Conditions and Restrictions for Greystone Highlands Commercial Subdivision recorded as Instrument # 1995-18410 in Probate Office.

TO HAVE AND TO HOLD unto the said Grantee, its heirs and assigns, forever; Grantor covenants with the said Grantee, its heirs and assigns, that it is lawfully seized in fee simple of said premises; that it is 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 warrant and defend the same to the said Grantee, its heirs and assigns forever, against the lawful claims of all persons.

This Corrective Deed is made and given for the purpose of correctly stating the Declaration of Covenants, Conditions and Restrictions subject to which the premises are conveyed, reference in the original General Warranty Deed recorded at Instrument #1995-500 in the Probate Office of Shelby County, Alabama being inadvertently made to residential CCR's affecting an adjoining subdivision.

IN WITNESS WHEREOF, the said EBSCO Industries, Inc., a corporation, has caused this conveyance to be signed as of the 5th day of January, 1995.

EBSCO INDUSTRIES, INC.

By: [Signature]
Its: President

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said county in said state, hereby certify that J. T. Stephens, whose name as President of EBSCO Industries, Inc., a corporation, is signed to the foregoing Corrective Deed, and who is known to me, acknowledged before me on this date that, being informed of the contents of the Corrective Deed, 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 12 day of July, 1995.

[NOTARIAL SEAL]

[Signature]
Notary Public
My Commission Expires: 12-10-98

ACKNOWLEDGMENT AND CONSENT OF GRANTEE AND MORTGAGEE:

TerryCo, L.L.C., as Grantee, and Highland Bank, as Mortgagee, of the premises conveyed, hereby acknowledge, consent to and accept delivery of this Corrective Deed.

HIGHLAND BANK

By: [Signature]
Its: Commercial Loan Officer

TERRYCO, L.L.C., - GRANTEE

By: [Signature]
Its Member and Manager

By: [Signature]
Its Member and Manager

STATE OF ALABAMA)
:
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Sydney R. Gibbs, Jr, whose name as Commercial Loan Officer of Highland Bank, an Alabama banking association, is signed to the foregoing Acknowledgment and Consent of Grantee and Mortgagee, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he/she 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 of office this 12th day of July, 1995.

Danny J. Simonetti
Notary Public

[NOTARIAL SEAL]

My commission expires: Nov. 18, 1997

STATE OF ALABAMA)
:
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Terry Ponder, whose name as Member and Manager of TerryCo, L.L.C., an Alabama limited liability company, is signed to the foregoing Acknowledgment and Consent of Grantee and Mortgagee, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he/she as such officer, and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and seal of office this 12th day of July, 1995.

Jay D. Hilt
Notary Public

[NOTARIAL SEAL]

My commission expires: 6/12/99

Inst # 1995-18411

STATE OF ALABAMA)
:
JEFFERSON COUNTY)

07/12/1995-18411
04:19 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 MCD 14.50

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Paula B. Ponder, whose name as Member and Manager of TerryCo, L.L.C., an Alabama limited liability company, is signed to the foregoing Acknowledgment and Consent of Grantee and Mortgagee, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he/she as such officer, and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and seal of office this 12 day of July, 1995.

Joe S. Edwards
Notary Public

[NOTARIAL SEAL]

My commission expires: _____

MY COMMISSION EXPIRES NOVEMBER 14, 1999