

Send tax notice to:

H. Michael Graham
Graham & Company, Inc.
% Champions, L.L.C.
2200 Woodcrest Place, Suite 210
Birmingham, AL 35209

This instrument was prepared by:

William S. Dodson, Jr.
Woodcrest Services, Inc.
2200 Woodcrest Place, Suite 200
Birmingham, AL 35209

STATE OF ALABAMA }
JEFFERSON COUNTY }

CORRECTIVE GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One-Hundred Sixty-Five Thousand and No/100's Dollars (\$165,000) in hand paid to RONALD P. BUFFINGTON, a married man, and RICK A. SIZEMORE, a married man (Grantors"), by CHAMPIONS, L.L.C., Alabama Limited Liability Company ("Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell and convey unto Grantee the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 1-BA according to a Resurvey of Lots 1-B of Resurvey of Lots 1-A of Resurvey of Lot 1 B & S Subdivision as recorded in Map Book 13, page 143 in the Probate Office of Shelby County, Alabama.

This above-described property that is being conveyed does not constitute the homestead of either Grantor.

TO HAVE AND TO HOLD to the Grantee, its successors and assigns forever; subject, however, to the following:

- 1. Mineral and mining rights and rights incident thereto and Release of Damages recorded in Volume 353, page 680, in the Probate Office of Shelby County, Alabama.
- 2. Right of Way granted to Alabama Power Company by instrument recorded in Real 48, page 49; Volume 111, page 404; Volume 111, page 406 and Volume 136, page 312, in the Probate Office of Shelby County, Alabama.

Grantors do for themselves and their heirs, executors and assigns, covenant with Grantee, its successors and assigns, that they are lawfully seized in fee simple of said premises, that they are free from all encumbrances except as set forth hereinabove, that they have a good right to sell and convey the same as aforesaid, and that they will, and their heirs, executors and assigns shall, warrant and defend the same to Grantee, its successors and assigns forever against the lawful claims of all persons.

This Deed is a Corrective Deed that is being executed, delivered and recorded to correct the General Warranty Deed that was executed by Ronald P. Buffington and Rick A. Sizemore on November 3, 1995 and recorded in the Office of the Judge of Probate of Shelby County on November 6, 1995, at Inst. #1995-31935, by showing on the face of this Deed that each of

01/16/1996-01446
01:50 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 SNA 13.00

Inst. # 1996-01446

Grantors is a married man and that the property being conveyed does not constitute either of their homesteads.

IN WITNESS WHEREOF, Grantors have executed these presents this the 30 day of November, 1995.

Ronald P. Buffington
Ronald P. Buffington

[Signature]
Rick A. Sizemore

STATE OF ALABAMA }

COUNTY OF JEFFERSON }

I, the undersigned, a Notary Public in and aforesaid county in said state, hereby certify that Ronald P. Buffington, an individual, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he executed the same voluntarily.

Given under my hand and efficiency of this the 30th day of November, 1995.

Jane H. Parson
Notary Public

My commission expires: 5/13/99

[NOTARIAL SEAL]

STATE OF ALABAMA }

COUNTY OF JEFFERSON }

I, the undersigned, a Notary Public in and aforesaid county in said state, hereby certify that Rick A. Sizemore, an individual, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he executed the same voluntarily.

Given under my hand and efficiency of this the 30th day of November, 1995.

Jane H. Parson
Notary Public

My commission expires: 5/13/99

[NOTARIAL SEAL]

01/16/1996-01446
01:50 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
DORIS SMA
13.00

Inst # 1995-01446