

This Deed is given to correct the legal description in that certain Deed recorded as Instrument #1998-33434 in the Office of the Judge of Probate of Shelby County, Alabama.

Send tax notice to:  
Birmingham Realty Company  
2118 1st Avenue North  
Birmingham, Alabama 35203

This instrument prepared by:  
Charles A. J. Beavers, Jr.  
Bradley Arant Rose & White LLP  
2001 Park Place, Suite 1400  
Birmingham, Alabama 35203-2736  
Inst # 1998-50277

STATE OF ALABAMA )

SHELBY COUNTY )

12/17/1998-50277  
09:30 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
003 CRH 14.50

**CORRECTIVE**  
**STATUTORY WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of the exchange of real property and the sum of Fifty Thousand and No/100 Dollars (\$50,000.00) in hand paid to Greensprings Associates, Inc., an Alabama corporation ("Grantor") by Birmingham Realty Company, an Alabama corporation ("Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does hereby grant, bargain, sell, and convey unto Grantee, subject to the matters hereinafter set forth, the following described real estate situated in Shelby County, Alabama, to-wit:

A parcel of land situated in the northeast quarter of the southwest quarter of Section 27, Township 19 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the southwest corner of the southeast quarter of the southwest quarter of Section 27, Township 19 South, Range 1 West, Shelby County, Alabama, and run in a northerly direction along the west line of said 1/4-1/4 section a distance of 1048.33 feet to a point; thence 66°52'40" to the right in a northeasterly direction a distance of 210.13 feet to a point; thence 16°06'07" to the right in a northeasterly direction a distance of 109.35 feet to a point; thence 18°54'05" to the left in a northeasterly direction a distance of 117.46 feet to a point; thence 67°45'50" to the right in a southeasterly direction a distance of 20.00 feet to a point; thence 90°00' to the left in a northeasterly direction a distance of 568.78 feet to a point on the southerly right-of-way line of U.S. Highway #280; thence 90°26'05"


to the right in a southeasterly direction a distance of 38.32 feet along said right-of-way line to a point; thence 90°00' to the left in a northeasterly direction a distance of 104.94 feet along said right-of-way line to the point of beginning; thence continue along the last described course a distance of 105.06 feet to a point; thence 24°53' to the right in a northeasterly direction a distance of 151.47 feet along said right-of-way line to a point; thence 103°34'46" to the right in a southeasterly direction a distance of 153.75 feet to a point; thence 90°00' to the left in a northeasterly direction a distance of 108.85 feet to a point; thence 141°18'02" to the right in a southwesterly direction a distance of 231.03 feet to a point; thence 90°00'04" to the right in a northwesterly direction a distance of 252.79 feet to the point of beginning.

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

1. Ad valorem taxes for the 1998 tax year and thereafter
2. Declaration of Covenants, Easements, and Restrictions by and between Grantor and Grantee recorded simultaneously herewith
3. Transmission line permits to Alabama Power Company as shown by instruments recorded in Deed Book 104, page 525, Deed Book 218, page 641, Deed Book 220, page 335, and Deed Book 102, page 138
4. 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 13, page 180, in said Probate Office
5. Covenants to Run with the Land recorded in Real 177, page 69

IN WITNESS WHEREOF, Grantor has caused these presents to be executed for and in its corporate name by its duly authorized officer on or as of the 20th day of August, 1998.

GREENSPRINGS ASSOCIATES, INC.

By:   
E. J. Marino, Jr.  
Its Vice President

STATE OF ALABAMA

JEFFERSON COUNTY

I, the undersigned, a notary public in and for said county in said state, hereby certify that E. J. Marino, Jr., whose name as Vice President of Greensprings Associates, Inc., an Alabama corporation, 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, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal the 7 day of Dec, 1998.

Cynthia A. Pike  
Notary Public

[NOTARIAL SEAL]

My commission expires: 3/29/2000

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