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Pelham, Al 35124

20020510000223770 Pg 1/6 27.00
Shelby Cnty Judge of Probate, AL
05/10/2002 14:53:00 FILED/CERTIFIED

VALUE \$500.00

STATE OF ALABAMA)
SHELBY COUNTY)

CORRECTIVE
QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of the sum of Ten dollars, Mark Covin as Trustee of the Cambrian Ridge Trail Trust, (hereinafter referred to as Grantor), in hand paid by Grantee, Elizabeth D. Sweatt (hereinafter referred to as Grantee), Grantor, hereby releases, remises, quit claims and conveys to the said Grantee, Elizabeth D. Sweatt, their heirs and assigns all of their right, title, interest and claim in that certain described real estate situated in Shelby County, Alabama, to-wit:

See attached Exhibit A for legal description which is hereby incorporated by reference as though fully set out herein.

Elizabeth D. Sweatt is one and the same as Elizabeth Diane Sweatt and Elizabeth D. Covin.

See attached Exhibit B for Orders in CV: 2001 -90.

TO HAVE AND TO HOLD, to the said Grantees, their heirs and assigns forever.

Given under my hand and seal on this the 7th day of May, 2002.

The Cambrian Ridge Trail Trust

Mark Covin
Mark Covin, Trustee

STATE OF Alabama)

Shelby COUNTY)

I, a Notary Public in and for said County, in said State, hereby certify that Mark Covin as Trustee of the Cambrian Ridge Trail Trust whose name 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, executed the same voluntarily.

Given under my hand and official seal this the 7th day of May, 2002.

Notary Public
NOTARY PUBLIC

My commission expires:

MY COMMISSION EXPIRES OCTOBER 27, 2005

EXHIBIT "A"

LOT 20-A, ACCORDING TO THE SURVEY OF CAMBRIAN RIDGE, AS RECORDED IN MAP BOOK 21, PAGE 8, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

IN THE CIRCUIT COURT OF SHELBY COUNTY, ALABAMA

ELIZABETH DIANE COVIN,

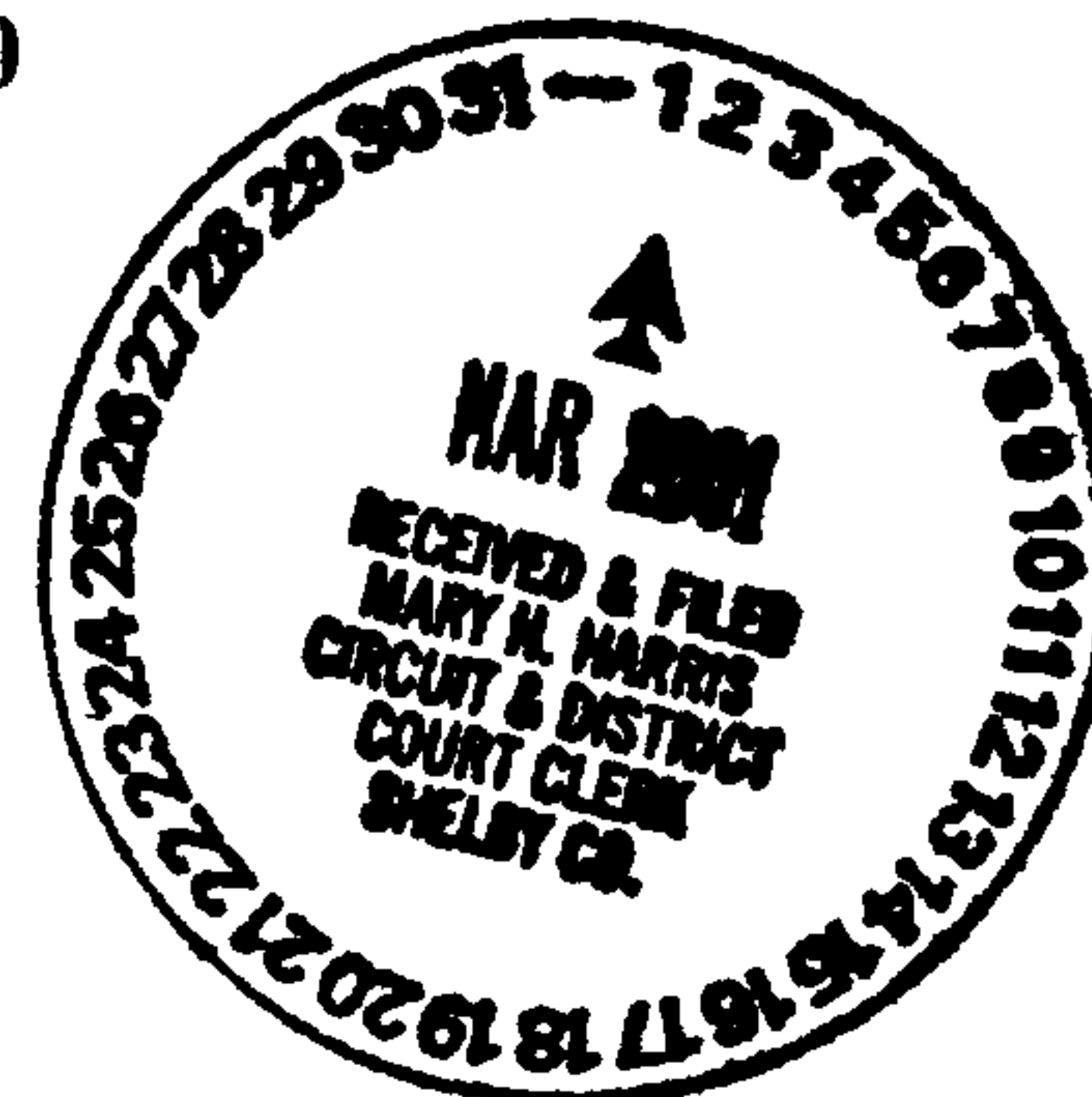
PLAINTIFF,

v.

HOWARD GRANT DUNNAM, JR.,
INDIVIDUALLY, AND AS TRUSTEE
OF THE 240 CAMBRIAN RIDGE
TRAIL TRUST

DEFENDANT.

CV:2001-90



**ORDER ON PLAINTIFF'S MOTION FOR EMERGENCY HEARING AND
TEMPORARY RESTRAINING ORDER OR INJUNCTION**

The above styled cause came before this Court on Plaintiff's Motion for Temporary Restraining Order or Injunction, and the Court having heard argument on same, it is hereby Ordered as follows:

1. Defendant, Howard Grant Dunnam, Jr. is hereby temporarily removed as Trustee of the 240 Cambrian Ridge Trail Trust at the request of Plaintiff and the Trust beneficiaries. Defendant shall conduct no business regarding Trust property until such further Order of this Court.

2. Intervenor, Derrick Ervin, is hereby directed to make all monthly mortgage payments which he is currently obligated to make to Mark Covin, the newly appointed Trustee of the 240 Cambrian Ridge Trail Trust at 1681 Savannah Park, Birmingham, AL 35216. Intervenor is also ordered to pay the back payments from January through the present to the Trustee. All payments are due on or before the 15th of each month.

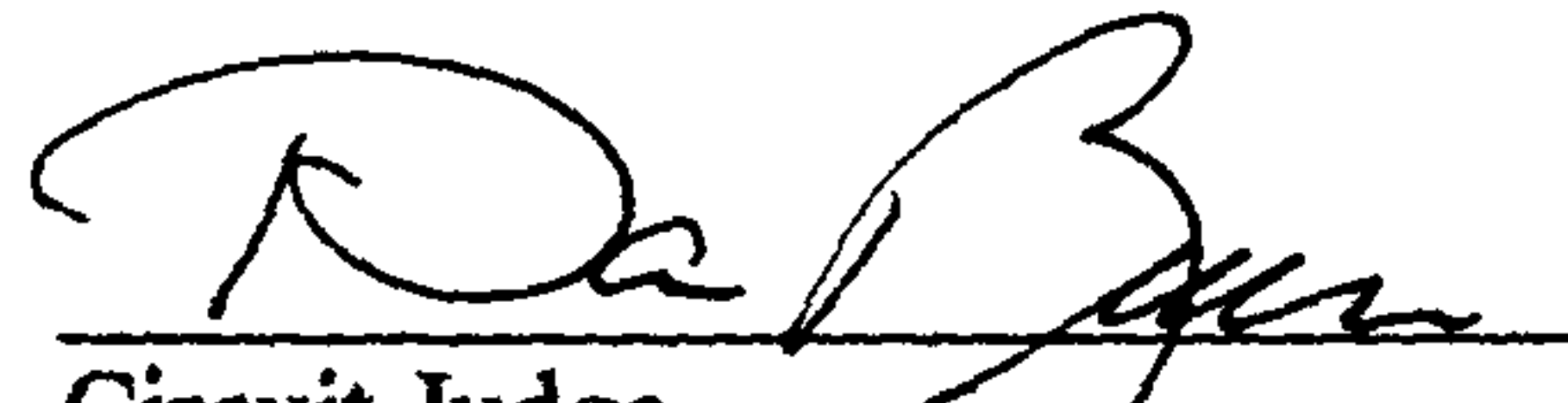
3. Intervenor is further Ordered to submit to the Court by letter or memorandum, each month, evidence that each monthly payment has been made, a copy of which shall be sent to the Court file.

4. Defendant, Howard Grant Dunnam, Jr. is to cooperate with the Court at all

times, and is Ordered to submit an accounting of all Trust property, funds, accounts, and monies within 30 days to counsel for the parties. Defendant is further Ordered to submit to a deposition within 30 days to counsel for the parties.

5. Defendant, Howard Grant Dunnam, Jr. is hereby further prohibited from transferring or disposing of any assets, personal or otherwise, insomuch as it appears that Trust property and funds may have been commingled with his own property.

DONE and ORDERED this the 14 day of March, 2001.


Circuit Judge

Copies sent to:

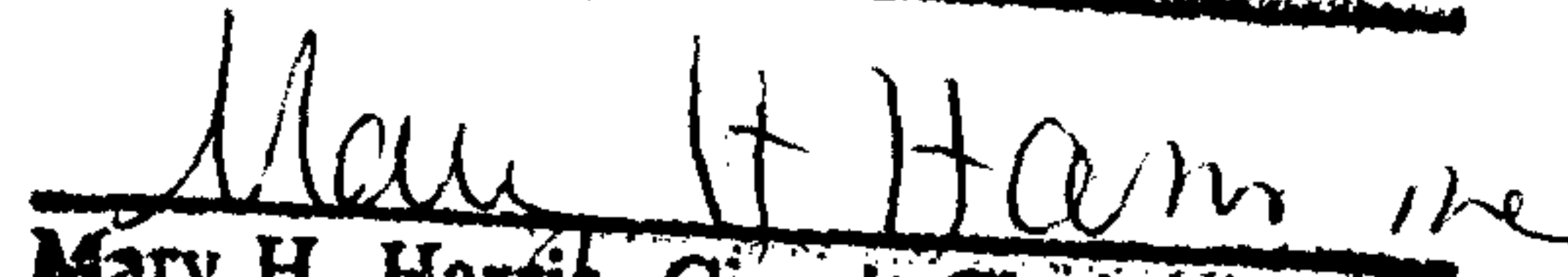
Michael E. Gedgoudas
205 20th Street North
Suite 322
Birmingham, AL 35203

David Nichols
2062 Columbiana Road
Vestavia Hills, AL 35216

Paula C. Greenway
9105 Parkway East
Birmingham, AL 35206

Certified a true and correct copy

Date: 3-3-02


Mary H. Harris, Circuit Clerk
Shelby County, Alabama

IN THE CIRCUIT COURT OF SHELBY COUNTY, ALABAMA

ELIZABETH DIANE COVIN,

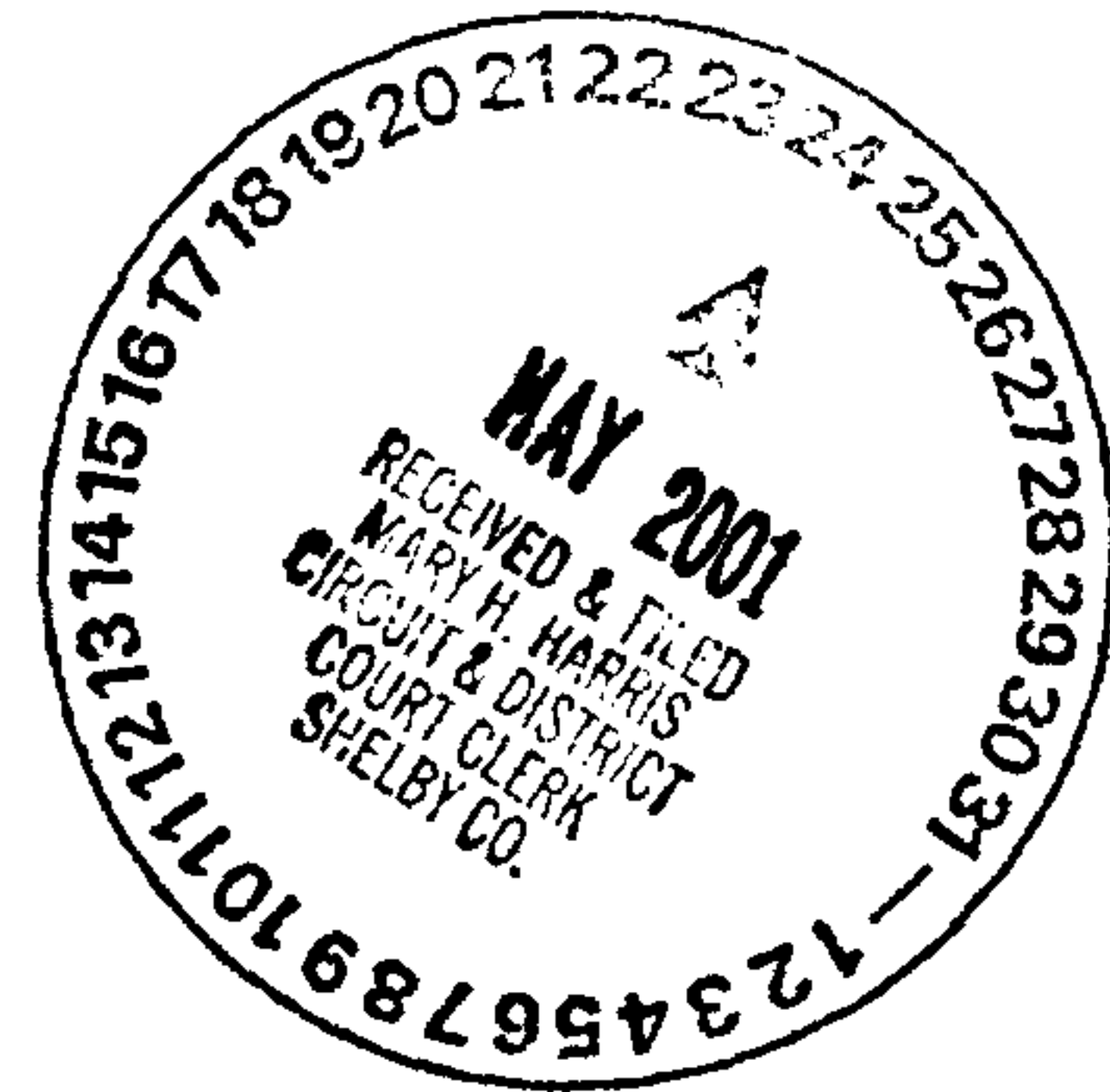
PLAINTIFF,

v.

HOWARD GRANT DUNNAM, JR.,
INDIVIDUALLY, AND AS TRUSTEE
OF THE 240 CAMBRIAN RIDGE
TRAIL TRUST

DEFENDANT.

CV:2001-90



ORDER OF JUDGMENT

This cause came to be heard before the Court on Plaintiff's Motion for Default Judgment on May 21, 2001. The Court has heard testimony from plaintiff and reviewed documents concerning the real estate transaction which made the basis of this suit. The Court has determined that the conduct involved in this case is egregious and that plaintiff has suffered substantial damages as a result of defendant's conduct. Based upon the testimony and evidence received by the Court, the Court has determined that judgment is proper for the plaintiff in the amount of \$350,000.00.

It is hereby ORDERED, ADJUDGED and DECREED that judgment in this matter is hereby entered in favor of plaintiff, Elizabeth Diane Covin, and against defendant, Howard Grant Dunnam, Jr., individually, in the amount of \$350,000.00.

DONE and ORDERED this the 23rd day of May, 2001.


Circuit Judge

Copies sent to:

Michael E. Gedgoudas
205 20th Street North
Suite 322
Birmingham, AL 35203

Paula C. Greenway
9105 Parkway East
Birmingham, AL 35206

Certified a true and correct copy

Date: 5-3-02

Mary H. Harris
Mary H. Harris, Circuit Clerk
Shelby County, Alabama