20050404000151170 1/5 \$24.00 Shelby Cnty Judge of Probate, AL 04/04/2005 09:50:59AM FILED/CERT

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

STATE OF ALABAMA

COUNTY OF SHELBY

SEND TAX NOTICE TO: B. Christopher Battles 3150 Highway 52 West Pelham, AL 35124

CORRECTIVE DEED

THIS CORRECTIVE DEED is by and between Southern Landmark Development, LLC, an Alabama limited liability company ("Grantor"), and B. Christopher Battles, a married man ("Grantee"), dated this $\frac{30}{20}$ day of March, 2005.

RECITALS

By instrument dated June 11, 2003 and recorded in Inst. # 20030624000395150, in the Office of the Judge of Probate of Shelby County, Alabama (a copy of which is attached as Exhibit "A") (the "Original Deed"), Grantor conveyed to Grantee certain lands lying in Shelby County, Alabama (the "Property").

Through a scrivener's error, there was included in the Property conveyed by the Original Deed property in addition to that intended to be conveyed, namely, Parcel II and a right of way for ingress, egress and utilities.

Grantor and Grantee now wish to correct the Original Deed by deleting from the Property Parcel II and a right of way for ingress, egress and utilities.

NOW, THEREFORE, in consideration of Five Dollars and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor and Grantee hereby covenant and agree as follows:

- 1. Parcel II, together with the right of way for ingress, egress and utilities, are deleted, nunc pro tunc.
- 2. Grantee quitclaims to Grantor that portion of the Property in the Original Deed set out as Parcel II, together with the right of way for ingress, egress and utilities to Grantor.

IN WITNESS WHEREOF, the undersigned have executed this Corrective Deed as of the day and year first set forth above.

| | GRANTOR: |
|---------|-------------------------------------|
| | Southern Landmark Development, LLC |
| Witness | By: Roy L. Martin, as its Manager |
| Witness | By: Michael L. Wood, as its Manager |

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Witness B. Christopher Battles

STATE OF ALABAMA) COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Roy L. Martin and Michael L. Wood, whose names as Managers of Southern Landmark Development, LLC, an Alabama limited liability company, are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they, as such Managers and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and seal this day of March, 2005.

Notary Public

STEPHANIE JONES
Notary Public - Alabama, State At Large

Notary Public - Alabama, State At Large My Commission Expires 2 / 26 / 2009

STATE OF ALABAMA) COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that B. Christopher Battles, a married man, 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 on the day the same bears date.

Given under my hand and seal this 28 day of March, 2005.

Notary Public

My Commission Expires:______

STEPHANIE JONES

Notary Public - Alabama, State At Large
My Commission Expires 2 / 26 / 2009



Shelby Cnty Judge of Probate, AL 96/24/2003 09:13:00 FILED/CERTIFIED

THIS INSTRUMENT PREPARED BY: James J. Odom, Jr. P.O. Box 11244

SEND TAX NOTICE TO: B. Christopher Battles 3150 Highway 52 West Pelham, AL 35124

STATE OF ALABAMA

Birmingham, AL 35202-1244

20050404000151170 3/5 \$24.00 Shelby Cnty Judge of Probate, AL 04/04/2005 09:50:59AM FILED/CERT

COUNTY OF SHELBY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT in consideration of Six Hundred Thousand and No/100 Dollars (\$600,000.00), and other good and valuable consideration, paid to the undersigned grantor, Southern Landmark Development, LLC, an Alabama limited liability company ("Grantor"), by B. Christopher Battles ("Grantee"), the receipt and sufficiency whereof are hereby acknowledged, Grantor does by these presents, grant, bargain, sell and convey unto the Grantee the following described real estate situated in Shelby County, Alabama (the "Premises"), to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

SUBJECT TO: (1) Current taxes; (2) Easement as recorded in Instrument #1998-32453, in the Office of the Judge of Probate of Shelby County, Alabama; (3) Right of Way granted to Alabama Power Company, recorded in Volume 109, Page 57; Volume 142, Page 82, and Volume 170, Page 278, in the Office of the Judge of Probate of Shelby County, Alabama; (4) Easement granted to the City of Pelham, as recorded in Volume 337, Page 529, in the Office of the Judge of Probate of Shelby County, Alabama; (5) Right of Way granted to Shelby County, Alabama as recorded in Volume 101, Page 249, in the Office of the Judge of Probate of Shelby County, Alabama; (6) Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto.

TO HAVE AND TO HOLD to the Grantee, his heirs and assigns forever.

And Grantor does for itself, its successors and assigns, covenant with Grantee, his heirs and assigns, that it is lawfully seized in fee simple of the Premises; that the Premises are free from all encumbrances, except as noted above; that Grantor has a good right to sell and convey the Premises as aforesaid; that Grantor will, and its successors and assigns shall, warrant and defend the same to the Grantee, his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned has executed this conveyance on this the 11th day of June, 2003.

| WITNESSES: | Southern Dandmark Development, LLC |
|-------------|------------------------------------|
| | By: Roy L. Martin, as its Manager |

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STATE OF ALABAMA COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Roy L. Martin, whose name as Manager of Southern Landmark Development, LLC, an Alabama limited liability company, is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day, that, being informed the contents of the conveyance, he, in his capacity as such Manager and with full authority, executed the same for and on behalf of the limited liability company.

Notary Public

Given under my hand and seal this 11th day of June, 2003.

My Commission Expires: 02-26-05

20030624000395150 Pg 3/3 67.00 Shelby Chty Judge of Probate, AL 06/24/2003 09:13:00 FILED/CERTIFIED

EXHIBIT "A"

20050404000151170 5/5 \$24.00 Shelby Cnty Judge of Probate, AL 04/04/2005 09:50:59AM FILED/CERT

Parcel I

A parcel of land in the Northwest ½ of the Northwest ½ of Section 24, Township 20 South, Range 3 West, Shelby County, Alabama, described as follows: Commence at he Northwest corner of said Section 24; thence run South along the West Section line 421.59 feet to a point on the centerline of a railroad track; thence turn left 25 degrees 06 minutes 32 seconds and run Southeast 248.34 feet along said centerline; thence turn left 100 degrees 52 minutes 15 seconds and run Northeast 73.32 feet to a point on the railroad right-of-way; thence turn right 100 degrees 52 minutes 15 seconds and run Southeast 143.89 feet to the center of a 16 foot drainage easement and the point of beginning; thence continue last course 148.24 feet to the North right-of-way of Shelby County Highway # 52; thence turn left 80 degrees 25 minutes 28 seconds and run Northeast 130.07 feet along said right-of-way to the point of a clockwise curve having a delta angle of 01 degree 27 minutes 44 seconds and a radius of 1934.73 feet; thence run along the arc of said curve 49.38 feet; thence turn left 93 degrees 52 minutes 07 seconds from tangent and run Northwest 116.34 feet; thence turn left 19 degrees 42 minutes 30 seconds and run Northwest 79.14 feet to the center of said 16 foot drainage easement; thence turn left 82 degrees 15 minutes 14 seconds and run Southwest 174.63 feet along said drainage easement to the point of beginning; being situated in Shelby County, Alabama.

Parcel II

A parcel of land in the Northwest ¼ of the Northwest ¼ of Section 24, Township 20 South, Range 3 West, Shelby County, Alabama, described as follows: Commence the Northwest corner of said Section 24; thence run South along the East ¼ - ¼ centerline 421.59 feet to the centerline of the CSX Railroad; thence turn left 25 degrees 06 minutes 32 seconds and run Southeast 248.32 feet along said centerline; thence turn left 100 degrees 52 minutes 15 seconds and run Northeast 215.67 feet to the point of beginning; thence continue last course 79.96 feet; thence turn right 88 degrees 45 minutes 00 seconds and run Southeast 238.09 feet; thence turn right 90 degrees 38 minutes 35 seconds and run Southwest 78.97 feet; thence turn right 89 degrees 07 minutes 22 seconds and run Northwest 238.95 feet to the point of beginning; being situated in Shelby County, Alabama.

ALSO:

A right-of-way for ingress, egress and utilities, 20 feet wide, 10 feet on each side of the following described centerline: Commence at the Northwest corner of Section 24, Township 20 South, Range 3 West, Shelby County, Alabama; thence run South along the East ½ - ½ line 421.59 feet to the centerline of the CSX Railroad; thence turn left 25 degrees 06 minutes 32 seconds and run Southeast 248.32 feet along said centerline; thence turn left 100 degrees 52 minutes 15 seconds and run Northeast 215.67 feet; thence turn right 88 degrees 30 minutes 57 seconds and run Southeast 238.95 feet; thence turn left 89 degrees 07 minutes 22 seconds and run Northeast 10.57 feet to the point of beginning of said centerline; thence turn right 108 degrees 55 minutes 49 seconds and run Southeast 116 feet to the North right-of-way of Shelby County Highway No. 52 and the end of said centerline. Being situated in Shelby County, Alabama.