

This instrument was prepared by:
Gail Livingston Mills
Burr & Forman LLP
420 North 20th Street, Suite 3100
Birmingham, AL 35203

Send Tax notice to:
Richard W. Waguespack
1210 Cheval Lane
Birmingham, AL 35216

STATE OF ALABAMA)
SHELBY COUNTY)

CORRECTIVE GENERAL WARRANTY DEED

THIS CONVEYANCE IS MADE SOLELY FOR THE PURPOSE OF CORRECTING AN EARLIER GENERAL WARRANTY DEED DATED APRIL 14, 2005, AND RECORDED ON APRIL 15, 2005 AS INSTRUMENT # 20050415000178640 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA (THE "PRIOR DEED") WHICH INADVERTENTLY OMMITED ONE CALL FROM THE LEGAL DESCRIPTION. THE REAL ESTATE DESCRIBED HEREIN IS THE TRUE AND CORRECT REAL ESTATE INTENDED TO BE CONVEYED UNDER THE PRIOR DEED, AND THE PRIOR DEED SHALL BE DEEMED AMENDED HEREBY.

KNOW ALL MEN BY THESE PRESENTS: That for and in consideration Ten Dollars (\$10.00) and other good and valuable consideration to the undersigned grantor **HOWARD LAKE PROPERTIES LLC**, an Alabama limited liability company ("Grantor"), in hand paid by **RICHARD W. WAGUESPACK** and wife, **CAROLYN O. WAGUESPACK** ("Grantees"), the receipt and sufficiency whereof are hereby acknowledged, Grantor does hereby grant, bargain, sell, and convey unto Grantees, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, that certain parcel of real estate situated in Shelby County, Alabama, which is more particularly described on Exhibit A attached hereto (the "Property").

Subject, however, to the following:

1. Ad valorem taxes for the current year and for all subsequent years;
2. Declaration of Easements, Protective Covenants, and Restrictions for Pioneer Lake, a Recreational / Residential Subdivision, dated of even date herewith, from the Grantor, as the declarant thereunder, recorded contemporaneously herewith in the Probate Office;
3. Terms and conditions of that certain Declaration of Easements for Ingress, Egress, and Utilities, dated of even date herewith, from the Grantor, as the declarant thereunder, which is recorded contemporaneously herewith in the Probate Office;
4. Transmission Line Permit to Alabama Power Company, recorded in Misc. Book 99, Page 345, and Deed Book 146, Page 398 in the Probate Office, and as shown on Survey of James A. Riggins, Reg. No. 9428, dated March 7, 1999, being a 100 foot right of way;

5. Right of Way to Central of Georgia Railroad Company, and as shown on survey of James A. Riggins, Reg. No. 9428, dated March 7, 1999;
6. Riparian rights and rights of others to the use of Hurricane Creek and Pioneer Lake; and
7. 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 121, Page 294 and Deed Book 355, Page 694 in the Probate Office.

TO HAVE AND TO HOLD to the said Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion. Grantor does hereby covenant with the said Grantees, their heirs, administrators, executors, successors and assigns, that Grantor is lawfully seized in fee simple of the Property; that the Property is free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will and its successors and assigns shall warrant and defend the same to the said Grantees,, their heirs, administrators, executors, successors and assigns forever, against the lawful claims of all persons

[REMAINDER OF PAGE INTENTIONALLY DELETED]



20050622000310880 2/4 \$24.00
Shelby Cnty Judge of Probate, AL
06/22/2005 12:34:13PM FILED/CERT

IN WITNESS WHEREOF, Grantor has caused these presents to be executed by its duly authorized member on this 20th day of June, 2005.

GRANTOR:

HOWARD LAKE PROPERTIES LLC

an Alabama limited liability company


By: C. Doug Howard
C. Doug Howard
Its Sole Member

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that C. Doug Howard, whose name as sole member of **HOWARD LAKE PROPERTIES 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 of the contents of the conveyance, he, as such member, and with full authority, executed the same voluntarily for and as the act of said limited liability company as of the day the same bears date.

Given under my hand this 20th day of June, 2005.

Hail A. Miller
Notary Public
My Commission Expires 2-26-06


20050622000310880 3/4 \$24.00
Shelby Cnty Judge of Probate, AL
06/22/2005 12:34:13PM FILED/CERT



20050622000310880 4/4 \$24.00
Shelby Cnty Judge of Probate, AL
06/22/2005 12:34:13PM FILED/CERT

EXHIBIT "A"

PARCEL 1:

Commence at the Northwest corner of the Northeast Quarter of the Northwest Quarter of Section 29, Township 18 South, Range 2 East, Shelby County, Alabama; thence run South 00 degrees, 09 minutes 21 seconds West 1771.71 feet to the point of beginning; thence North 71 degrees 30 minutes 32 seconds West, 2753.49 feet; thence South 01 degrees 31 minutes 42 seconds East 269.01 feet; thence South 68 degrees 44 minutes 11 seconds East, 2792.80 feet; thence North 00 degrees 09 minutes 21 seconds East 409.64 feet to the point of beginning.

PARCEL II:

Commence at the Northwest corner of the Northeast quarter of the Northwest quarter of Section 29, Township 18 South, Range 2 East, Shelby County, Alabama; thence run South 00 degrees, 09 minutes 21 seconds West, 2,181.35 feet to the point of beginning; thence North 68 degrees 44 minutes 11 seconds West, 2,792.80 feet; thence South 05 degrees, 39 minutes 24 seconds East, 265.55 feet; thence South 28 degrees 08 minutes 32 seconds West 81.56 feet; thence along the arc of a curve concave to the Northeast, having a central angle of 07 degrees 40 minutes 46 seconds, a radius of 11,359.16 feet and a chord bearing of South 60 degrees 00 minutes 01 seconds East and also along the Northeast right of way of Central of Georgia Railway for a distance of 1,522.51 feet; thence North 00 degrees 24 minutes 24 seconds East 27.76 feet; thence along the arc of a curve concave to the Northeast, having a central angle of 02 degrees 51 minutes 14 seconds, a radius of 11,334.16 feet and a chord bearing of South 65 degrees 12 minutes 25 seconds east and also along the Northeast right of way of Central of Georgia Railway for a distance of 564.55 feet; thence South 66 degrees 38 minutes 02 seconds East 365.14 feet; thence South 89 degrees 38 minutes 49 seconds East, 448.36 feet; thence North 00 degrees 09 minutes 21 seconds East, 440.54 feet to the point of beginning.

All being situated in Shelby County, Alabama.

Together with rights of ingress, egress, and utilities for the benefit of the Property created and existing under that certain Declaration of Easements for Ingress, Egress and Utilities, dated of even date herewith, from the Grantor, as the declarant thereunder, which is recorded contemporaneously herewith in the Office of the Judge of Probate of Shelby County, Alabama, (the "Probate Office").