



20050825000439340 1/3 \$18.00
Shelby Cnty Judge of Probate, AL
08/25/2005 03:57:04PM FILED/CERT

This instrument was prepared by:
Clayton T. Sweeney, Attorney
2700 Highway 280 East, Suite 160
Birmingham, AL 35223

Send Tax Notice To:
Qualified Exchange Titleholder, L.L.C
P.O. Drawer 3889
Gulf Shores, AL 36547-3889

STATE OF ALABAMA) CORRECTIVE
: **GENERAL WARRANTY DEED**
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **Eight Hundred Eighty Thousand and 00/100 (\$880,000.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **AKG, LLC**, an Alabama Limited Liability Company (hereinafter referred to as **GRANTOR**), in hand paid by the **GRANTEES** herein, the receipt whereof is hereby acknowledged, the **GRANTOR** does hereby give, grant, bargain, sell and convey unto the **GRANTEES, Qualified Exchange Titleholder, L.L.C.** (hereinafter referred to as **GRANTEES**), its successors and assigns, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Subject To:

Ad valorem taxes for 2005 and subsequent years not yet due and payable until October 1, 2005.

Existing covenants and restrictions, easements, building lines and limitations of record.

This property is conveyed subject to the following restrictions:

1. The property may not be subdivided into tracts of less than 10 acres, subject to the approval of the City of Chelsea or other governing authorities.
2. The minimum square footage of the primary dwelling shall be no less than 2,750 square feet for a one level home, not less than 3,000 square feet for a one and a half or 2 story home. A guest home may be constructed after the completion of the primary dwelling. A guest house shall have a minimum of 1,200 square feet and no more than one guest house per lot.
3. No mobile homes or temporary structure shall be allowed.
4. In the event Tara Drive becomes a privately maintained road, the owner of the property, as well as any future lot owner(s) of the property, shall pay the annual dues as established by the Association for road maintenance for their equal share of road maintenance.
5. Grantee agrees to keep approximately 60 green buffer around the outer perimeter of subject property, except minimum area for installation of an outer predator fence.

This deed is given to correct the legal description and grantee in that certain deed recorded in Instrument No. 20050610000287890 in the Probate Office of Shelby County, Alabama.

THIS INSTRUMENT IS EXECUTED AS REQUIRED BY THE ARTICLES OF ORGANIZATION AND OPERATIONAL AGREEMENT OF SAID LLC AND SAME HAVE NOT BEEN MODIFIED OR AMENDED.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said **GRANTEE**, its successors and assigns forever.

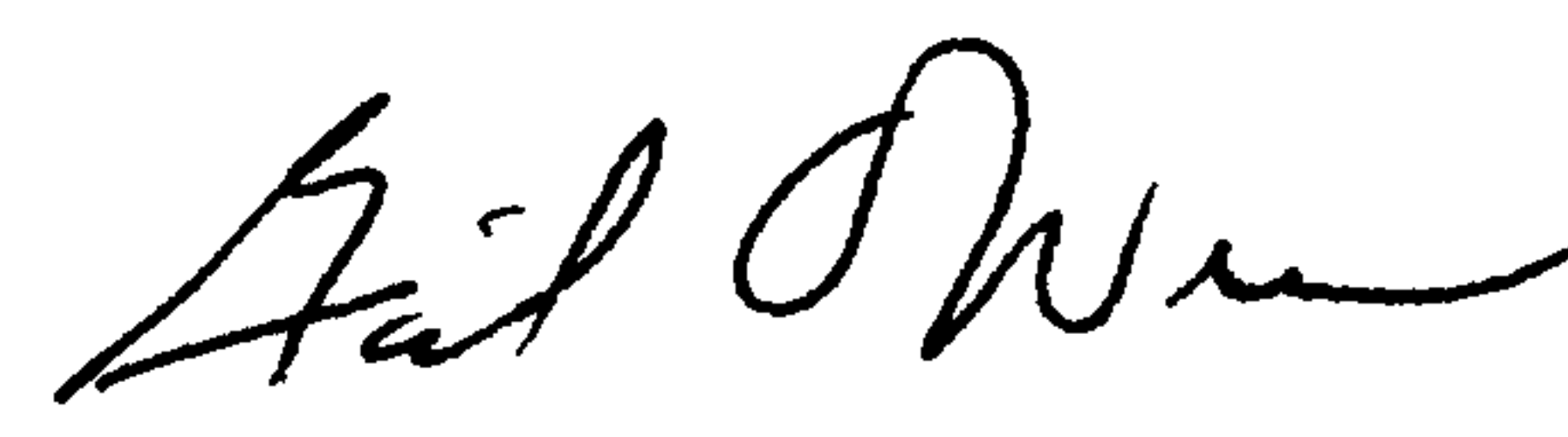
CLAYTON T. SWEENEY, ATTORNEY AT LAW

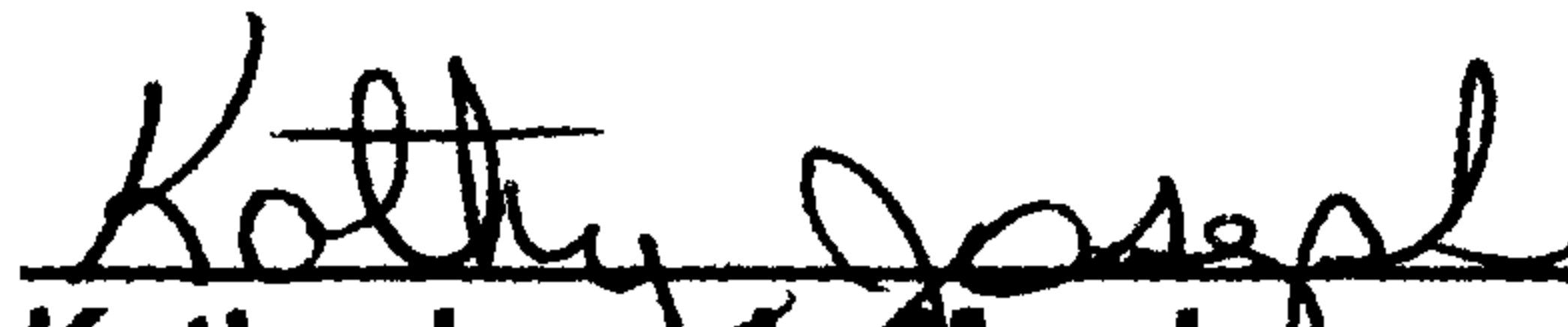
AND SAID GRANTOR, for said GRANTOR, GRANTOR'S successors and assigns, covenants with GRANTEE, and with GRANTEE'S successors and assigns, that GRANTOR are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S successors and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR has hereunto set his hand and seal this the 12th day of August, 2005.

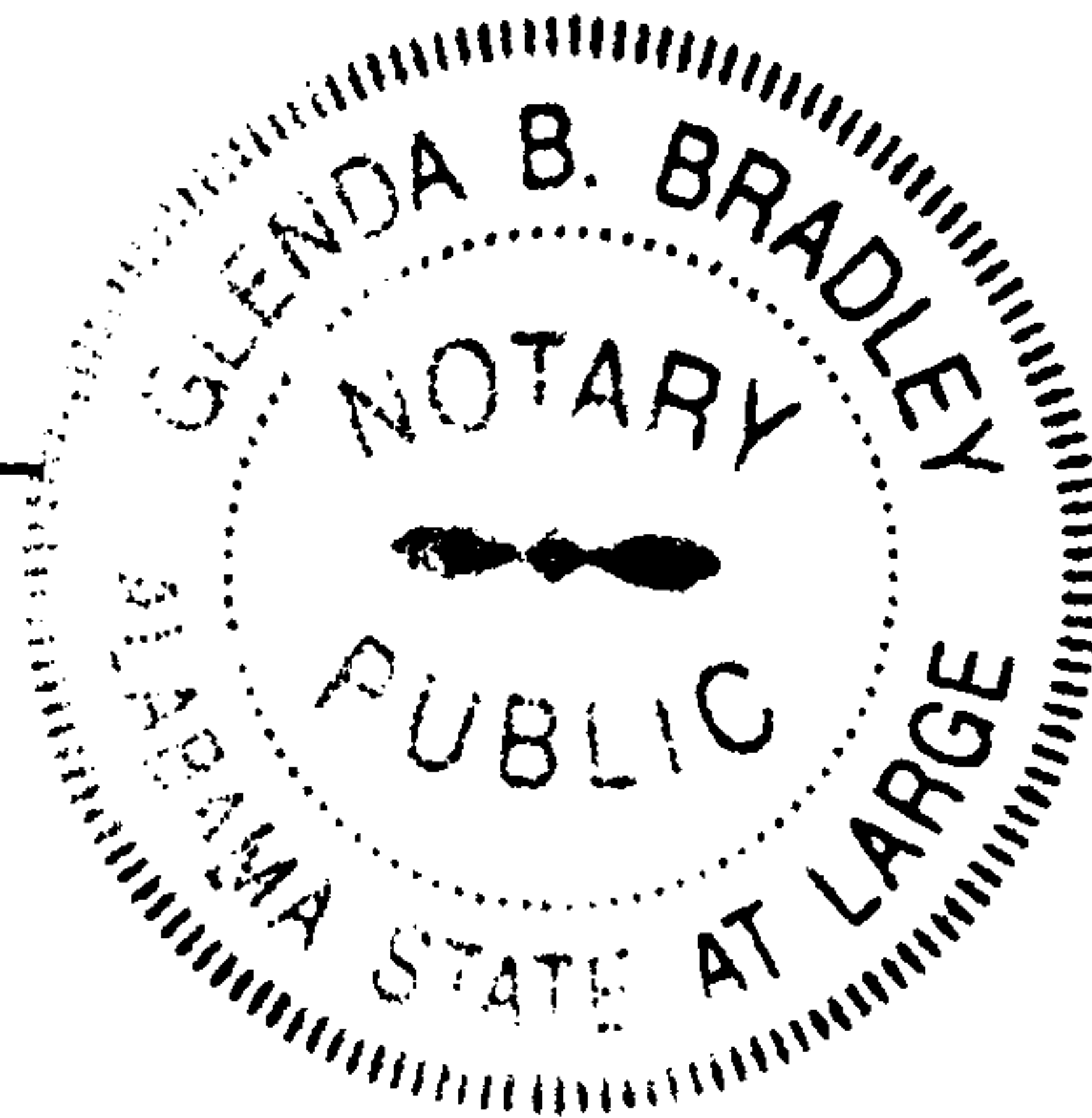
AKG, LLC


Anthony Joseph, Member


Gail Owen, Member

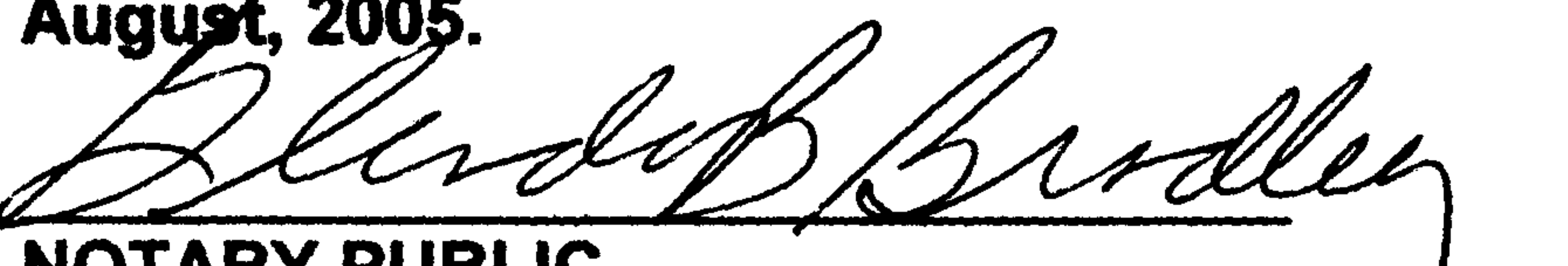

Kathy Joseph, Member

STATE OF ALABAMA)
:
COUNTY OF JEFFERSON)



I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Anthony Joseph, Gail Owen and Kathy Joseph, whose name as Members of AKG, LLC, an Alabama Limited Liability Company, 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, they as such members and with full authority, signed the same voluntarily for and as the act of said limited liability company.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 12th day of August, 2005.


NOTARY PUBLIC
My Commission Expires:

My Commission Expires 01-10-2006

EXHIBIT "A"

STATE OF ALABAMA
SHELBY COUNTY

I, James M. Ray, a Registered Land Surveyor in the State of Alabama, hereby certify that all parts of this survey and plat (or drawing) have been completed in accordance with the requirements of the Standards for the Practice of Surveying in the State of Alabama, being more particularly described as follows, to-wit: Commence at a ½" rebar in place being the Southeast corner of the Southeast one-fourth of the Northwest one-fourth of Section 15, Township 20 South, Range 1 West, Shelby County, Alabama, said point being the point of beginning. From this beginning point proceed South 87° 46' 17" West along the South boundary of said quarter-quarter section for a distance of 1340.39 feet to a 1" open top pipe in place accepted as the Southwest corner of said quarter-quarter section; thence proceed North 00° 06' 14" East along the West boundary of said quarter-quarter section for a distance of 1397.11 feet to a ½" open top pipe in place accepted as the Northwest corner of said quarter-quarter section, which is also the Southeast corner of the Northwest one-fourth of the Northwest one-fourth; thence proceed South 87° 34' 28" West along the South boundary of said Northwest one-fourth of the Northwest one-fourth for a distance of 484.16 feet to a ½" capped rebar in place being the Southeast corner of Lot No. 7 of The Meadow at Tara, Sector 2 as shown by map of said subdivision on record in the Office of the Judge of Probate of Shelby County, Alabama, on Map book 33 at Page 10; thence proceed North 20° 46' 44" East along the East boundary of said Lot No. 7 for a distance of 329.90 feet to a ½" capped rebar in place; thence proceed North 21° 03' 36" West along the East boundary of said Lot No. 7 for a distance of 206.14 feet to a ½" capped rebar in place to a point on a cul-de-sac having a radius of 60 feet and a delta angle of 77° 27' 21"; thence proceed Northwesterly along the right-of-way of said cul-de-sac for a distance of 81.26 feet to the Southwest corner of the Resurvey of Lot No. 8 of the Meadow at Tara, Sector 2; thence proceed South 58° 30' 59" East for a distance of 42.70 feet; thence proceed South 86° 59' 14" East for a distance of 70.42 feet to a ½" capped rebar in place; thence proceed South 75° 18' 36" East for a distance of 164.34 feet to a ½" capped rebar in place; thence proceed North 84° 58' 11" East for a distance of 235.32 feet; thence proceed North 74° 01' 28" East for a distance of 50.15 feet to a ½" capped rebar in place; thence proceed North 04° 24' 48" West for a distance of 173.94 feet to a ½" capped rebar in place; thence proceed North 45° 11' 56" East for a distance of 110.65 feet to a ½" capped rebar in place; thence proceed North 35° 47' 06" West for a distance of 54.09 feet to a ½" capped rebar in place; thence proceed North 60° 52' 43" East for a distance of 282.58 feet to a ½" capped rebar in place; thence proceed North 14° 31' 43" West for a distance of 365.09 feet to the Northeast corner of Lot No. 11 of the Meadow at Tara, Sector 2 as referenced above, said point also being located on the North boundary of the Northeast one-fourth of the Northwest one-fourth of said section; thence proceed North 89° 29' 12" East along the North boundary of said quarter-quarter section for a distance of 368.29 feet to a ½" rebar in place; thence proceed South 01° 00' 54" East for a distance of 41.0 feet to a ½" rebar in place; thence proceed North 89° 20' 17" East for a distance of 637.76 feet to a ½" rebar in place, said point being located on the East boundary of said quarter-quarter section; thence proceed South 00° 05' 34" West along the East boundary of the Northeast one-fourth of the Northwest one-fourth and along the East boundary of the Southeast one-fourth of the Northwest one-fourth for a distance of 2612.48 feet to the point of beginning.

The above described land is located in the Southeast one-fourth of the Northwest one-fourth, the Northwest one-fourth of the Northwest one-fourth and the Northeast one-fourth of the Northwest one-fourth of Section 15, Township 20 South, Range 1 West, Shelby county, Alabama, and contains 80.68 acres, more or less.

According to the survey dated the 31st day of May, 2005.
Performed by James M. Ray, Ala. Reg. No. 18383
Ray and Gilliland, P. C. Ala. Board Cert. No. CA-0114-LS