

CORRECTIVE DEED

THIS INSTRUMENT PREPARED BY:
Glenn E. Estess, Jr., Esq.
Wallace, Jordan, Ratliff & Brandt, L.L.C.
Post Office Box 530910
Birmingham, Alabama 35253

SEND TAX NOTICE TO:
Sunshine Farm, L.L.C.
400 Shades Creek Pkwy, Ste. 200
Birmingham, AL 35209

GENERAL WARRANTY DEED

STATE OF ALABAMA)

TITLE NOT EXAMINED

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of One Dollar and No/100 (\$1.00) to the undersigned Grantors, in hand paid by the Grantee herein, the receipt whereof being hereby acknowledged, **Barry Morton and Catherine B. Morton** (herein referred to as the "Grantors"), husband and wife, do grant, bargain, sell and convey unto **Sunshine Farm, L.L.C.**, an Alabama limited liability company (herein referred to as the "Grantee"), the following described real estate situated in Shelby County, Alabama, to-wit:

SEE EXHIBIT "A" ATTACHED

Subject to ad valorem taxes due October, 2007, not yet a lien.

Subject to all easements, encumbrances, restrictions and rights of way of record.

This is a corrective deed which corrects the legal description of that certain deed filed at Instrument No. 20070710000324350 on July 10, 2007 in the Office of the Judge of Probate of Shelby County, Alabama.

TO HAVE AND TO HOLD, to the said Grantee, its successors and assigns, forever

And we do for ourselves and for our heirs, personal representatives, successors and assigns covenant with the said Grantee, its successors and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, personal representatives, successors and assigns shall warrant and defend the same to the said Grantee, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantors have hereunto set our hand and seal this the 10th day of July, 2008.

Barry Morton
BARRY MORTON
Catherine B Morton
CATHERINE B. MORTON

STATE OF ALABAMA)
Jefferson COUNTY)

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that Barry Morton, whose name 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 said conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 10th day of July, 2008.

[SEAL]

Lisa Cowan
Notary Public
My Commission Expires 6/26/11

STATE OF ALABAMA)
Jefferson COUNTY)

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that Catherine B. Morton, whose name 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 said conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 10th day of July, 2008.

[SEAL]

Lisa Cowan
Notary Public
My Commission Expires 6/26/11

EXHIBIT "A"

PARCEL I:

Commencing at the Southwest corner of Section 30, Township 18 South, Range 2 East, Shelby County, Alabama; thence South $86^{\circ}14'18''$ East along the South boundary line of said section for a distance of 1323.58 feet; thence North $3^{\circ}22'46''$ East, a distance of 1315.32 feet; thence South $87^{\circ}27'24''$ East a distance of 1236.50 feet; thence North $3^{\circ}16'38''$ East, a distance of 645.36 feet to the point of beginning; thence continue along last said course for a distance of 670.03 feet; thence North $4^{\circ}11'20''$ East a distance of 354.47 feet; thence south $81^{\circ}52'06''$ West, a distance of 421.61 feet; thence North $4^{\circ}08'00''$ East, a distance of 399.81 feet to the South Right of Way line of Alabama Highway No. 25; thence North $62^{\circ}41'14''$ West along said highway right of way line for a distance of 702.145 feet to the point of curvature of tangent curve, concave to the south, having a radius of 203.18 feet and a central angle of $84^{\circ}30'59''$; thence Westerly along said curve, a distance of 228.749 feet to the point of curvature of a tangent curve, concave to the West on Shelby County Road No. 55, having a radius of 669.35 feet, a central angel of $14^{\circ}29'50''$, and a chord of 168.91 feet with a chord bearing of South $18^{\circ}37'13''$ West; thence Southerly along said curve, a distance of 169.36 feet; thence South $1^{\circ}57'22''$ West, a distance of 778.73 feet; thence South $1^{\circ}08'09''$ West, a distance of 632.75 feet; thence South $85^{\circ}43'10''$ East, a distance of 1260.88 feet to the point of beginning.

PARCEL II:

Commencing at the Southwest corner of Section 30, Township 18 South, Range 2 East, Shelby County, Alabama; thence South $86^{\circ}14'18''$ East along the South boundary line of said section for a distance of 1323.58 feet; thence North $3^{\circ}22'46''$ East, a distance of 1315.32 feet for the point of beginning; thence South $87^{\circ}27'24''$ East, a distance of 1236.50 feet; thence North $3^{\circ}16'38''$ East, a distance of 645.86 feet; thence North $85^{\circ}43'10''$ West, a distance of 2135.32 feet to the East right of way line of Shelby County Road No. 55 and the point of curvature of a tangent curve, concave to the Southeast, having a radius of 3545.57 feet, a central angel of $4^{\circ}44'34''$, and a chord of 293.41 feet with a chord bearing of South $23^{\circ}48'28''$ West; thence Southwesterly along said curve, a distance of 293.49 feet; thence South $83^{\circ}47'39''$ East, a distance of 257.96 feet; thence South $31^{\circ}44'06''$ West, a distance of 190.07 feet; thence North $87^{\circ}15'57''$ West, a distance of 8.15 feet; thence South $18^{\circ}38'34''$ West, a distance of 254.75 feet; thence South $86^{\circ}08'49''$ East, a distance of 222.57 feet; thence South $87^{\circ}03'01''$ East, a distance of 687.55 feet to the point of beginning.

LESS AND EXCEPT:

Part of the NE 1/4 of the SW 1/4 of Section 30, Township 18 South, Range 2 East, Shelby County, Alabama, being more particularly described as follows:


Commence at an existing 1/2" iron rebar set by R&G, P.C. (Certificate of Authorization No. 0114LS) and run in a westerly direction along the accepted south line of said 1/4-1/4 section for a distance of 492.90 feet; thence turn an angle to the right of $117^{\circ}-36'-49''$ and run in a northeasterly direction for a distance of 14.53 feet to an existing iron rebar set by Weygand and being the point of beginning; thence continue in a northeasterly direction along last mentioned course for a distance of 321.06 feet to an existing iron rebar set by Weygand; thence turn an angle to the left of $105^{\circ}-04'-51''$ and run in a northwesterly direction for a distance of 445.07 feet to an existing iron rebar set by Weygand; thence turn an angle to the left of $89^{\circ}-50'-40''$ and run in a southwesterly direction for a

distance of 340.51 feet to an existing iron rebar set by Weygand; thence turn an angle to the left of $94^{\circ}-58'-03''$ and run in an easterly direction for a distance of 363.74 feet, more or less, to the point of beginning. Containing 3.00 acres, more or less.

Together with a 20 foot wide ingress/egress and public utility easement lying 10 feet on either side of the centerline, said centerline being described as follows:

Part of the N $\frac{1}{2}$ of the SW $\frac{1}{4}$ of Section 30, Township 18 South, Range 2 East, Shelby County, Alabama, being more particularly described as follows:

From an existing $\frac{1}{2}$ " iron rebar set by R&G, P.C. (Certificate of Authorization No. 0114LS) run in a westerly direction along the accepted south line of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of said Section 30 for a distance of 492.90 feet; thence turn an angle to the right of $117^{\circ}-36'-49''$ and run in a northeasterly direction for a distance of 14.53 feet; thence turn an angle to the left of $109^{\circ}-53'-34''$ and run in a northwesterly direction for a distance of 363.74 feet to an existing iron rebar set by Weygand; thence turn an angle to the right of $94^{\circ}-58'-03''$ and run in a northeasterly direction for a distance of 41.64 feet to the point of beginning of said easement; thence turn an angle to the left of $115^{\circ}-08'-25''$ and run in an easterly direction for a distance of 10.88 feet; thence turn an angle to the right of $9^{\circ}-24'-54''$ and run in an easterly direction for a distance of 40.96 feet; thence turn an angle to the right of $25^{\circ}-20'-14''$ and run in a northwesterly direction for a distance of 46.41 feet; thence turn an angle to the right of $10^{\circ}-59'-38''$ and run in a northwesterly direction for a distance of 85.34 feet; thence turn an angle to the right of $2^{\circ}-07'-50''$ and run in a northwesterly direction for a distance of 70.42 feet; thence turn an angle to the left of $14^{\circ}-06'-25''$ and run in a northwesterly direction for a distance of 108.82 feet; thence turn an angle to the right of $7^{\circ}-31'-55''$ and run in a northwesterly direction for a distance of 133.28 feet; thence turn an angle to the right of $3^{\circ}-52'-41''$ and run in a northwesterly direction for a distance of 35.63 feet; thence turn an angle to the right of $6^{\circ}-22'-03''$ and run in a northwesterly direction for a distance of 29.71 feet; thence turn an angle to the left of $1^{\circ}-41'-12''$ and run in a northwesterly direction for a distance of 122.70 feet; thence turn an angle to the right of $1^{\circ}-37'-16''$ and run in a northwesterly direction for a distance of 39.83 feet; thence turn an angle to the left of $3^{\circ}-15'-25''$ and run in a northwesterly direction for a distance of 48.84 feet; thence turn an angle to the left of $11^{\circ}-25'-12''$ and run in a northwesterly direction for a distance of 69.86 feet; thence turn an angle to the left of $13^{\circ}-33'-38''$ and run in a northwesterly direction for a distance of 71.96 feet; thence turn an angle to the left of $10^{\circ}-27'-20''$ and run in a westerly direction for a distance of 76.81 feet; thence turn an angle to the left of $4^{\circ}-33'-12''$ and run in a westerly direction for a distance of 59.77 feet; thence turn an angle to the left of $1^{\circ}-15'-20''$ and run in a southwesterly direction for a distance of 58.88 feet; thence turn an angle to the right of $11^{\circ}-36'-53''$ and run in a northwesterly direction for a distance of 76.89 feet; thence turn an angle to the right of $12^{\circ}-15'-51''$ and run in a northwesterly direction for a distance of 77.28 feet; thence turn an angle to the right of $2^{\circ}-29'-52''$ and run in a northwesterly direction for a distance of 76.18 feet; thence turn an angle to the left of $2^{\circ}-59'-31''$ and run in a northwesterly direction for a distance of 125.96 feet, more or less, to a point of intersection with the southeast right-of-way line of Shelby County Highway No. 55 being the point of ending.


20080715000285670 4/4 \$21.00
Shelby Cnty Judge of Probate, AL
07/15/2008 10:18:19AM FILED/CERT