

THIS CORRECTIVE QUIT CLAIM DEED IS BEING FILED TO CORRECT THAT CERTAIN QUIT CLAIM DEED DATED JULY 14, 2010, AND FILED OF RECORD ON JULY 30, 2010, AT INSTRUMENT NO. 20100730000242940, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

CORRECTIVE QUIT CLAIM DEED

THIS IS A CORRECTIVE QUIT CLAIM DEED executed and delivered effective as of July 14, 2010 (the "Effective Date"), by **PROCESS KNOWLEDGE CORPORATION d/b/a KMAC**, an Alabama corporation ("Grantor"), and **CHELSEA SOUTH LLC**, an Alabama limited liability company ("Grantee").

A. On July 14, 2010, Grantor executed a Quit Claim Deed in favor of Grantee that was recorded in the Office of the Judge of Probate of Shelby County, Alabama on July 30, 2010, at Instrument No. 20100730000242940 (the "Original Quit Claim Deed"), in which it was the intent of both Grantor and Grantee that Grantor convey to Grantee, and that Grantee receive, all of Grantor's right, title and interest in and to all of the Property more particularly described therein, including all mineral and mining rights related to or arising out of the Property. By mutual mistake, the Original Quit Claim Deed inadvertently provided that "[m]ineral and mining rights are excluded" from the conveyance made thereby.

B. Accordingly, Grantor and Grantee are executing this Corrective Quit Claim Deed to correct and reform the Original Quit Claim Deed so that it includes the disclaimer and quitclaim to Grantee of any and all of Grantor's right, title and interest in the mineral and mining rights in and to the Property, effective as of the date of the Original Quit Claim Deed, (being July 14, 2010).

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS that, in order to correct and reform the errors contained in the Original Quit Claim Deed, and for the same consideration therein expressed, Grantor does hereby **REMISE, RELEASE and QUIT CLAIM** unto Grantee, all of its right, title, interest and claim in and to the following described real estate, situated in Shelby County, Alabama, to-wit:

See Exhibit A attached hereto and incorporated herein by reference (the "Property"), being the same Property conveyed by that certain Foreclosure Deed, recorded in the Office of the Judge of Probate of Shelby County, Alabama, as Instrument No. 20100115000014350, and that certain Quit Claim Deed, recorded in said Probate Office, as Instrument No. 20100730000242930, as corrected by that certain Corrective Quit Claim Deed, recorded in said Probate Office, as Instrument No. ~~20111027000321860~~ and subject to rights of parties with a statutory right of redemption, if any, ad valorem taxes for the current year, and easements, restrictions, reservations, limitations, rights-of-way, covenants, and conditions of record, including, but not limited to those items set forth on Exhibit "B" attached hereto and incorporated herein by reference.

The foregoing conveyance includes any and all mineral and mining rights in and to the Property owned by Grantor.

TO HAVE AND TO HOLD to said **GRANTEE** forever.

Given under our hands and seals, this 27th day of October, 2011, and effective as of the Effective Date July 14, 2010.

GRANTOR:

**PROCESS KNOWLEDGE
CORPORATION D/B/A KMAC, AN
ALABAMA CORPORATION**

By: Tim McCollum
Name: Tim McCollum
Print: PRESIDENT

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Tim McCollum, whose name as President of Process Knowledge Corporation d/b/a KMAC, an Alabama corporation, 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/she executed the same voluntarily on the day the same bears date for and as the act of said corporation.

Given under my hand and official seal, this 27th day of October 2011.

Jahan Nkwang, Berns
NOTARY PUBLIC
My Commission Expires: April 8, 2014

[SEAL]

[Grantee's Signature and Acknowledgement Appears on the Following Page]

GRANTEE:

CHELSEA SOUTH LLC

By: Tim McCollum
Name: Tim McCollum
Print: Authorized Agent

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Tim McCollum, whose name as Authorized Agent of Chelsea South LLC, 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/she executed the same voluntarily on the day the same bears date for and as the act of said limited liability company.

Given under my hand and official seal, this 27th day of October 2011.

Jahan Nkwana Burns
NOTARY PUBLIC
My Commission Expires: April 8 2014

[SEAL]

This Instrument Prepared By:
Ronald A. Levitt
Sirote & Permutt, P.C.
2311 Highland Avenue South
Birmingham, AL 35205

EXHIBIT A

PARCEL A

For a POINT OF BEGINNING commence at the Northeast corner of the Southwest Quarter of the Northwest Quarter of Section 1, Township 20 South, Range 2 East, Shelby County, Alabama, and proceed South 1 degree 47 minutes 44 seconds West 63.25 feet; thence North 86 degrees 05 minutes 31 seconds West 582.06 feet; thence South 8 degrees 40 minutes 12 seconds West 93.11 feet; thence North 71 degrees 54 minutes 47 seconds West 319.58 feet; thence South 50 degrees 06 minutes 40 seconds West 141.47 feet; thence South 3 degrees 17 minutes 13 seconds East 658.15 feet; thence South 85 degrees 26 minutes 48 seconds West 311.33 feet; thence North 7 degrees 52 minutes 42 seconds West 654.72 feet; thence South 83 degrees 13 minutes 18 seconds West 199.98 feet to a point on the East side of a paved entrance to the Meadows Golf Course; thence proceed along East side of road as follows: South 54 degrees 24 minutes 08 seconds West 239.31 feet; thence South 57 degrees 35 minutes 43 seconds West 276.13 feet; thence South 26 degrees 01 minutes 42 seconds West 258.29 feet; thence South 14 degrees 23 minutes 02 seconds West 476.07 feet; thence South 28 degrees 03 minutes 06 seconds West 48.35 feet to a point on the Northeasterly right of way boundary of U. S. Highway 280; thence leaving east side of entrance proceed North 51 degrees 18 minutes 54 seconds West along right of way of said highway 86.82 feet to a point on the west side of the entrance to the Meadows Golf Course; thence leaving said right of way of highway, proceed along the West side of entrance as follows: thence North 17 degrees 27 minutes 59 seconds East 253.99 feet; thence North 23 degrees 46 minutes 26 seconds East 515.56 feet; thence North 57 degrees 17 minutes 14 seconds East 282.51 feet; thence North 49 degrees 19 minutes 43 seconds East 317.76 feet; thence leaving West side of entrance proceed North 45 degrees 15 minutes 53 seconds West 374.29 feet; thence North 27 degrees 53 minutes 33 seconds West 196.19 feet; thence North 56 degrees 55 minutes 52 seconds West 43.01 feet; thence North 76 degrees 00 minutes 47 seconds West 57.84 feet; thence South 84 degrees 39 minutes 41 seconds West 82.28 feet; thence South 76 degrees 24 minutes 01 seconds West 260.37 feet; thence South 66 degrees 28 minutes 07 seconds West 120.42 feet; thence North 55 degrees 58 minutes 08 seconds West 160.63 feet to a point on the West boundary of the Northeast Quarter of the Northeast Quarter of Section 2, Township 20 South, Range 2 East, Shelby County, Alabama; thence continue North 2 degrees 42 minutes 12 seconds East along said quarter-quarter for a distance of 511.06 feet; thence South 51 degrees 47 minutes 47 seconds East 331.59 feet; thence North 24 degrees 04 minutes 17 seconds West 278.91 feet; thence North 43 degrees 21 minutes 54 seconds West 200.37 feet to a point on the West boundary of said quarter-quarter; thence North 2 degrees 42 minutes 24 seconds East 313.71 feet to the Northwest corner of said quarter-quarter; thence South 88 degrees 17 minutes 17 seconds East along the North boundary of said quarter-quarter for a distance of 562.08 feet; thence South 49 degrees 03 minutes 10 seconds East 501.80 feet; thence North 20 degrees 45 minutes 56 seconds East 335.79 feet to a point on the North boundary of said quarter-quarter; thence South 88 degrees 25 minutes 06 seconds East 270.70 feet; thence North 1 degree 38 minutes 48 seconds East 1328.74 feet to a point on the North boundary of the Southwest quarter of the Southwest Quarter of Section 36, Township 19 South, Range 2 East, Shelby County, Alabama; thence South 88 degrees 06 minutes 38 seconds East along the north boundary of said quarter-quarter for a distance of 1286.10 feet to the Northeast corner of said quarter-quarter and the Northwest corner of the Southeast Quarter of the Southwest Quarter; thence South 88 degrees 07 minutes 05 seconds East along the North boundary of said quarter-quarter for a distance of 1321.36 feet to the northeast corner of said quarter-

quarter; thence South 2 degrees 17 minutes 12 seconds West along the East boundary of said quarter-quarter for a distance of 1330.84 feet to the southeast corner of said quarter-quarter and the northeast corner of the Northeast quarter of the Northwest quarter of Section 1, Township 20 South, Range 2 East, Shelby County, Alabama; thence South 2 degrees 17 minutes 29 second West along the east boundary of said quarter-quarter for a distance of 1328.21 feet to the Southeast corner of said quarter-quarter; thence North 88 degrees 00 minutes 19 seconds West 1332.07 feet, back to the POINT OF BEGINNING.

PARCEL B

From the Northwest corner of the Northeast Quarter of the Northeast Quarter of Section 2, Township 20 South, Range 2 East, Shelby County, Alabama, proceed South 2 degrees 42 minutes 24 seconds West along the West boundary of said Northeast Quarter-Northeast Quarter for a distance of 313.71 feet to the POINT OF BEGINNING of herein described parcel of land; thence from said POINT OF BEGINNING proceed thence South 43 degrees 21 minutes 54 seconds East 200.37 feet; thence South 24 degrees 04 minutes 17 seconds East 278.91 feet; thence North 51 degrees 47 minutes 47 seconds West 331.59 feet to a point on the West boundary of the aforementioned Northeast Quarter-Northeast Quarter; thence North 2 degrees 42 minutes 24 seconds East along the West boundary of said forty for 195.46 feet, back to the POINT OF BEGINNING. The above-described parcel of land is located in the Northeast Quarter of the Northeast Quarter of Section 2, Township 20 South, Range 2 East, Shelby County, Alabama.

PARCEL C

From the Northeast corner of the Northeast Quarter of the Northeast Quarter of Section 2, Township 20 South, Range 2 East, Shelby County, Alabama proceed North 88 degrees 17 minutes 17 seconds West along the North boundary of said Northeast Quarter – Northeast Quarter for 271.36 feet to the POINT OF BEGINNING of herein described parcel of land; thence from said POINT OF BEGINNING proceed South 20 degrees 45 minutes 56 seconds West 335.79 feet; thence North 49 degrees 03 minutes 10 seconds West 501.80 feet to a point on the North boundary of the aforementioned Northeast Quarter – Northeast Quarter; thence South 88 degrees 17 minutes 17 seconds East along the North boundary of said forty for 498.29 feet, back to the POINT OF BEGINNING. The above described parcel of land is located in the Northeast Quarter of the Northeast Quarter of Section 2, Township 20 South, Range 2 East, Shelby County, Alabama.

Situated in Shelby County, Alabama.

TOGETHER WITH:

Mortgagor's Machinery, Equipment, Furniture, Fixtures, General Intangibles, Inventory, and Accounts Receivable. The foregoing shall not include any property owned by any other party other than Mortgagor, including, but not limited to, property leased by Mortgagor from such third party.

EXHIBIT "B"

1. Transmission line permit granted to Alabama Power Company by instrument recorded in the Recording Office in Deed Book 112, Page 3.
2. Right-of-way to the State of Alabama as recorded in the Recording Office in *Lis Pendens* 6, Page 380 and at Instrument No. 1993-3106.
3. Right-of-way and easement granted to Alabama Power Company by instrument recorded in the Recording Office at Instrument Nos. 1996-14480; 1997-15404, 1997-15405, and 1997-15413.
4. Right-of-way and easement for water line as recorded in the Recording Office at Instrument No. 1995-16020.
5. Right-of-way granted to Alabama Power Company by instrument recorded in the Recording Office in Deed Book 240, Page 150 and Deed Book 240, Page 847.
6. Temporary Easement Agreement by and between Plantation Golf, Inc. and McCay, Gilmore & McCay, LLC, recorded in the Recording Office at Instrument No. 2000-23612.

THIS DEED HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH OR SURVEY AND WITH THE LEGAL DESCRIPTION PROVIDED BY THE PARTIES HERETO. NO REPRESENTATIONS CONCERNING TITLE OR THE ACCURACY OF THE LEGAL DESCRIPTION ARE MADE BY THE PREPARER OF THIS INSTRUMENT.