

THIS INSTRUMENT PREPARED BY:

Adams and Reese LLP
11 North Water Street, Suite 23200
Mobile, Alabama 36602

CORRECTION DEED

(relating to the Deed recorded in Deed Book 601, Page 378)

STATE OF ALABAMA)

COUNTY OF MOBILE)

WHEREAS, on June 15, 1954, the **MOBILE CHAMBER OF COMMERCE**, an Alabama corporation (“Grantor”) granted its interest in the below-described property to **DAUPHIN ISLAND PROPERTY OWNER ASSOCIATION**, an Alabama non-profit corporation (“Grantee”) via a deed recorded on June 15, 1954, at Deed Book 601, Page 378 in the Deed records in the Office of the Judge of Probate of Mobile County, Alabama (the “Original Deed”).

WHEREAS, on the Original Deed, Grantor utilized unclear reservation language in both its introductory paragraph and in its vesting paragraph beginning with the language “TO HAVE AND TO HOLD”. Specifically, the Grantor included the language “...to be by the Grantee kept and maintained forever as a recreational area for the exclusive use and enjoyment of those persons who shall be and remain members of the said Dauphin Island Property Owners Association...”

WHEREAS, Grantor now seeks to correct this vesting language to more clearly elaborate its intention regarding the Grantee’s use of the Property.

KNOW ALL MEN BY THESE PRESENTS that, for and in consideration of Ten Dollars (\$10.00) and other valuable considerations paid to Grantor by Grantee, the receipt and sufficiency of which is acknowledged, Grantor does hereby revise the introductory paragraph of the Original Deed to read as follows:

KNOW ALL MEN BY THESE PRESENTS, That the **MOBILE CHAMBER OF COMMERCE**, an Alabama corporation, hereinafter referred to as the “Grantor”, for an in consideration of the sum of **ONE DOLLAR (\$1.00)** and other good and valuable consideration in hand to it paid by **DAUPHIN ISLAND PROPERTY OWNERS ASSOCIATION**, a non-profit corporation organized under the laws of the state of Alabama, hereinafter referred to as the “Grantee”, the receipt whereof

is hereby acknowledged, does hereby, upon and subject to the terms, conditions, covenants, reservations, restrictions, limitations, exceptions and easements hereinafter contained or referred to, grant, bargain, sell and convey unto the Grantee, to be by the Grantee kept and maintained forever as a recreational area for the exclusive use and enjoyment of those persons who shall be and remain members of the said Dauphin Island Property Owners Association, **specifically including the right to grant, bargain, assign and convey any and all easements that Grantee deems appropriate for the Property**, the following described property on Dauphin Island, County of Mobile, State of Alabama:

Further, Grantor does hereby revise the paragraph following the legal descriptions which begins "TO HAVE AND TO HOLD" to read as follows:

TO HAVE AND TO HOLD the same, together with all and singular, the rights, including riparian rights, members, privileges, hereditaments, easements and appurtenances thereunto belonging or in anywise appertaining, **specifically including the right to grant, bargain, assign and convey any and all easements that Grantee deems appropriate for the Property**, to be by the Grantee kept and maintained forever as a recreational area for the exclusive use and enjoyment of those person who shall be and remain members of the said Dauphin Island Property Owners Association, and upon and subject to the terms, conditions, covenants, reservations, restrictions, limitations, exceptions and easements herein contained or referred to, unto the Grantee, its successors and assigns, forever. In no event shall the title of the above described property revert to the Grantor, its successors or assigns.

All other language in the Original Deed, **specifically including the legal descriptions**, shall remain the same.

TO HAVE AND TO HOLD all and any such right, title and interest that Grantor may have in or to the Property unto the Grantee, its successors and assigns forever.

This conveyance is made for the sole purpose of correcting unclear reservation language and is therefore not subject to the Alabama recording tax under Ala. Code § 40-22-1(b).

Grantor: Mobile Chamber of Commerce
Grantor's Address: 451 Government Street, Mobile, AL 36602

Grantee: Dauphin Island Property Owners Association
Grantee's Address: P.O. Box 39, Dauphin Island, AL 36528

Property Address: Vacant Land, Dauphin Island, AL 36528

Value: Nominal (corrective deed only) - \$500.00 FMV