

THIS INSTRUMENT PREPARED BY
AND UPON RECORDING SHOULD BE
RETURNED TO:
Stephen R. Monk, Esq.
Stephen R. Monk, P.C.
1855 Data Drive, Suite 100
Birmingham, Alabama 35244

SEND TAX NOTICE TO:
Mr. and Mrs. Charles M. Byers
700 Kingmill Terrace
Birmingham, Alabama 35244

CORRECTIVE STATUTORY WARRANTY DEED

This CORRECTIVE STATUTORY WARRANTY DEED is executed and delivered on this 25th day of October, 1996 by DANIEL OAK MOUNTAIN LIMITED PARTNERSHIP, an Alabama limited partnership ("Grantor"), in favor of Charles M. Byers and wife, Tisha A. Byers ("Grantees").

RECITALS:

WHEREAS, Grantor has heretofore executed and delivered to Grantees a Statutory Warranty Deed dated August 12, 1996 (the "Original Deed") which has been recorded as Instrument No. 1996-26922 in the Probate Office of Shelby County, Alabama;

WHEREAS, the Original Deed referred to an incorrect legal description of the real property (the "Property") conveyed by Grantor to Grantees; and

WHEREAS, Grantor and Grantees desire to enter into this Corrective Statutory Warranty Deed in order to properly reflect the correct legal description of the Property.

NOW, THEREFORE,

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars (\$10.00), in hand paid by Grantees to Grantor and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by Grantor, Grantor does by these presents, GRANT, BARGAIN, SELL and CONVEY unto Grantees the Property situated in Shelby County, Alabama described as follows:

Lot 5, according to the Survey of Greystone, 5th Sector, Phase II as recorded in Map Book 17, Page 118 in the Probate Office of Shelby County, Alabama.

The Property is conveyed subject to the following:

1. Ad valorem taxes due and payable October 1, 1996, and all subsequent years thereafter.
2. Fire district dues and library district assessments for the current year and all subsequent years thereafter.
3. Mining and mineral rights not owned by Grantor.
4. All applicable zoning ordinances.
5. The easements, restrictions, reservations, covenants, agreements and all other terms and provisions of the Greystone Residential Declaration of Covenants, Conditions and Restrictions dated November 6, 1990 and recorded in Real 317, Page 260 in the Probate Office of Shelby County, Alabama, as amended (which together with all amendments thereto, is hereinafter collectively referred to as the "Declaration").
6. Any Dwelling built on the Property shall contain not less than 3,000 square feet of Living Space, as defined in the Declaration, for a single-story house; or 3,600 square feet of Living Space, as defined in the Declaration, for multi-story homes.
7. Subject to the provisions of Sections 6.04(c), 6.04(d) and 6.05 of the Declaration, the Property shall be subject to the following minimum setbacks:
 - (i) Front Setback: 50 feet;
 - (ii) Rear Setback: 75 feet;
 - (iii) Side Setbacks: 15 feet.

The foregoing setbacks shall be measured from the property lines of the Property.

8. All easements, restrictions, reservations, agreements, rights-of-way, building setback lines and any other matters of record

Grantees, by acceptance of this deed, acknowledge, covenant and agree for themselves and their heirs, executors, administrators, personal representatives and assigns, that:

(i) Grantor shall not be liable for and Grantees hereby waives and releases Grantor, its officers, agents, employees, directors, shareholders, partners, mortgagees and their respective successors and assigns from any liability of any nature on account of loss, damage or injuries to buildings, structures, improvements, personal property or to Grantees or any owner, occupants or other person who enters upon any portion of the Property as a result of any past, present or future soil, surface and/or subsurface conditions, known or unknown (including, without limitation, sinkholes, underground mines, tunnels and limestone formations and deposits) under or upon the Property or any property surrounding, adjacent to or in close proximity with the Property which may be owned by Grantor.

(ii) Grantor, its successors and assigns, shall have the right to develop and construct attached and detached townhouses, condominiums, cooperatives, duplexes, zero-lot-line homes and cluster or patio homes on any of the areas indicated as "MD" or medium density residential land use classifications on the Development Plan for the Development; and

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10:09 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
DEC 12.00

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(iii) The purchase and ownership of the Property shall not entitle Grantees or the family members, guests, invitees, heirs, successors or assigns of Grantees, to any rights to use or otherwise enter onto the golf course, clubhouse and other related facilities or amenities to be constructed on the Golf Club Property, as defined in the Declaration.

TO HAVE AND TO HOLD unto 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.

Grantees join in the execution of this Corrective Warranty Deed to acknowledge, consent and agree to the terms and provisions hereof

IN WITNESS WHEREOF, Grantor and Grantees have caused this Corrective Statutory Warranty Deed to be executed as of the day and year first above written.

GRANTOR:

DANIEL OAK MOUNTAIN LIMITED PARTNERSHIP,
an Alabama limited partnership

By: DANIEL REALTY INVESTMENT CORPORATION
OAK MOUNTAIN, an Alabama corporation,
Its General Partner

By: [Signature]
Its: [Signature]

GRANTEES:

[Signature]
CHARLES M. BYERS
[Signature]
TISHA A. BYERS

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10:09 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCJ 12:00

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that D.K. Lloyd whose name as Sr. Vice President of DANIEL REALTY INVESTMENT CORPORATION - OAK MOUNTAIN, an Alabama corporation, as General Partner of DANIEL OAK MOUNTAIN LIMITED PARTNERSHIP, an Alabama limited partnership, 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 instrument, he, as such officer and with full authority, executed the same voluntarily on the day the same bears date for and as the act of such corporation in its capacity as general partner.

Given under my hand and official seal, this the 50th day of October, 1996.

[Signature]
Notary Public
My Commission Expires: 2/24/98

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that Charles M. Byers is signed to the foregoing instrument, and is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 25th day of October, 1996.

[Signature]
Notary Public
My Commission Expires: 1/29/99

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that Tisha A. Byers is signed to the foregoing instrument, and is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, she, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 25th day of October, 1996.

[Signature]
Notary Public
My Commission Expires: 1/29/99