

This instrument was prepared by:
Halbrooks & Allen, LLC
704 Independence Plaza - Suite 704
Birmingham, AL 35209

Send Tax Notice To:
Prakash V. Roy
621 Highland Lakes Cove
Birmingham, AL 35242
(which is the property address)

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)
KNOW ALL MEN BY THESE PRESENTS

That in consideration of Seven Hundred Five Thousand and No/100 ---
--- (\$705,000.00) Dollars
(as evidenced by closing statement)
to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, I/we,
Charlotte Sellers, a married woman
(whose address is: 3090 Healthy Way #337, Vestavia Hills, AL 35243)
(herein referred to as GRANTOR, whether one or more) do grant, bargain, sell and convey unto
Prakash V. Roy and Tara Patel Roy
(whose address is the property address)
(herein referred to as GRANTEE, whether one or more) as joint tenants with right of survivorship,
the following described real estate situated in Shelby County, Alabama to-wit:

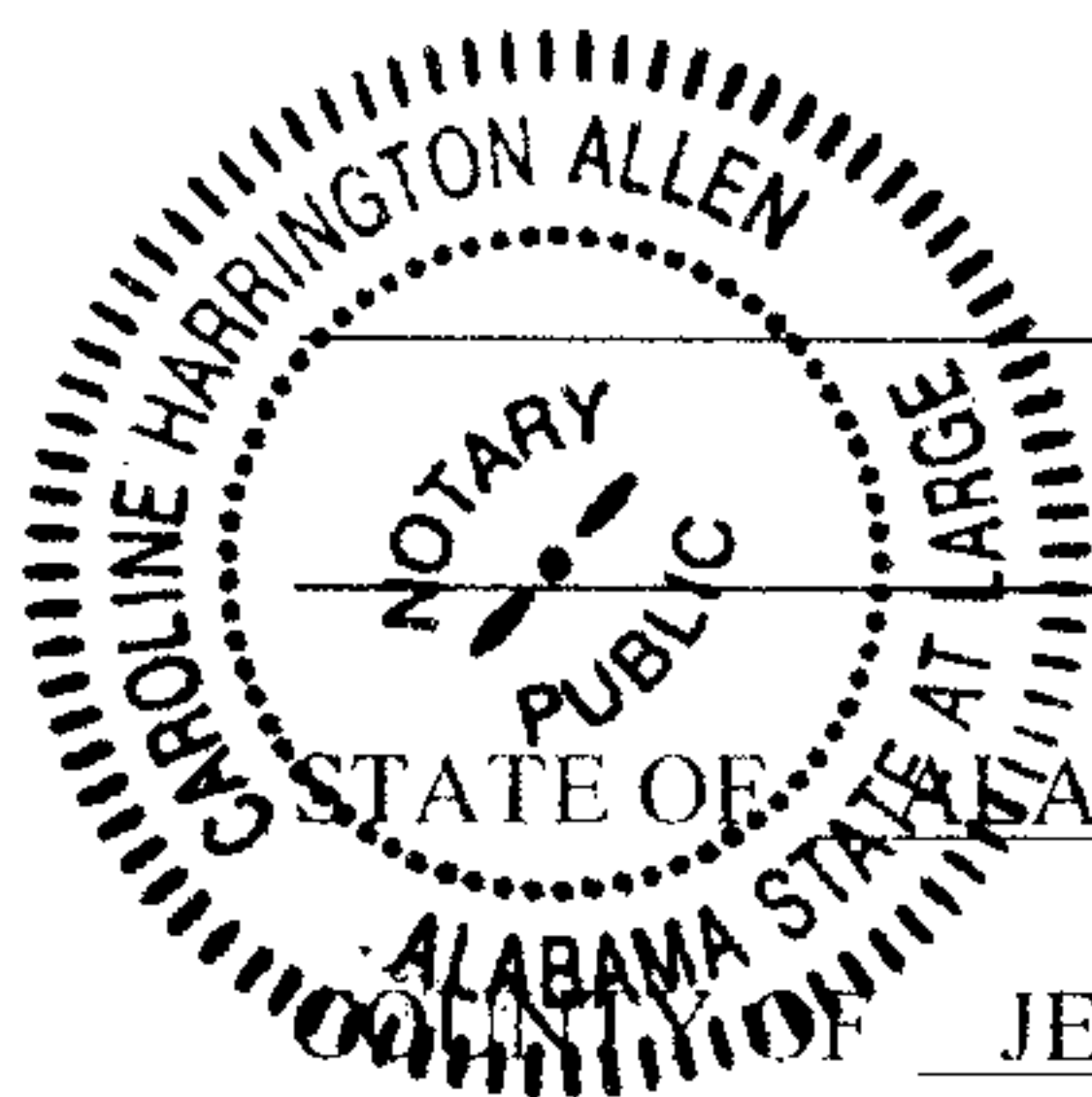
See attached Exhibit "A" for legal description of the property which is incorporated
herein for all purposes.

Subject to: current taxes, easements, restrictions, and rights-of-way of record.

The above described property does not constitute the homestead of the Grantor,
nor her spouse.

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of
survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance
that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the
grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple
shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns
of the grantees herein shall take as tenants in common.
And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators
covenant with the said GRANTEES, their heirs and assigns that I am (we are) lawfully seized in
fee simple of said premises; that they are free from all encumbrances, unless otherwise noted
above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and
my (our) heirs, executors and administrators shall warrant and defend the same to the said
GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand(s) and seal(s), this
5th day of January, 2021.



_____(Seal) Charlotte Sellers (Seal)
_____(Seal) Charlotte Sellers (Seal)

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that
Charlotte Sellers
whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me,
acknowledged before me on this day that, being informed of the contents of the conveyance,
he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 5th day of January, A.D., 2021.

My Commission Expires: 9/22/21

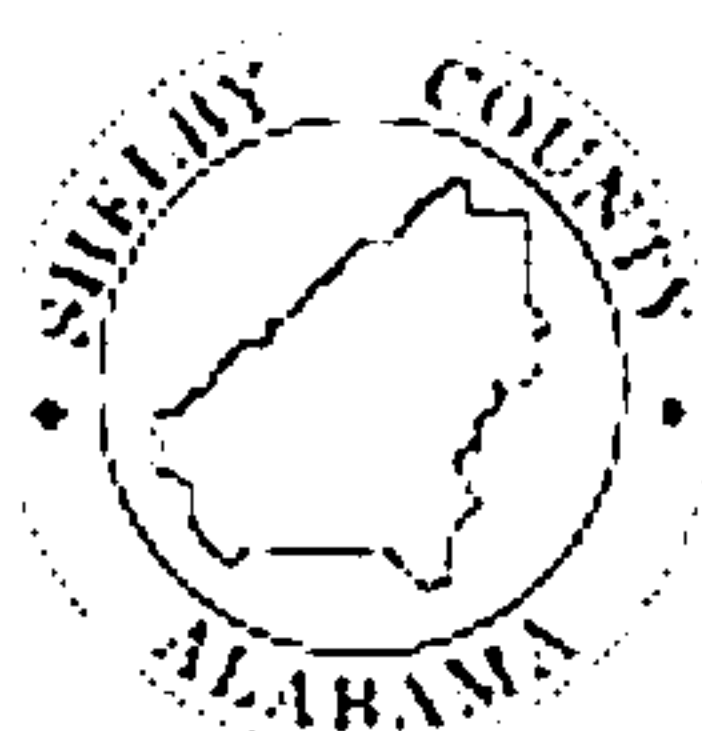
Caroline Harrington Allen
Caroline Harrington Allen Notary Public

Exhibit "A"

Attached Legal Description

Lot 131, according to the Survey of Highland Lakes, 1st Sector, an Eddleman Community, as recorded in Map Book 18, pages 37 A, B, C, D, E, F and G, in the Probate Office of Shelby County, Alabama.

Together with nonexclusive easement to use the private roadways, common area all as more particularly described in the Declaration of Easements and Master Protective Covenants for Highland Lakes, a Residential Subdivision recorded as Instrument #1994-07111 in the Probate Office of Shelby County, Alabama and the Declaration of Covenants, Conditions and Restrictions for Highland Lakes, a Residential Subdivision, 1st Sector, recorded as Instrument #1994-07112 Supplementary Declaration and Amendment as recorded in Instrument 20151230000442930, in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as, the "Declaration").



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/06/2021 03:51:56 PM
\$730.00 JESSICA
20210106000010950

Allen S. Bayl