

THIS DEED IS BEING RE-RECORDED TO CORRECT THE LOT NUMBER TO LOT 30-15.

20161118000426220
11/18/2016 03:13:30 PM
CORDEED 1/2

20160812000288470
08/12/2016 12:21:48 PM
DEEDS 1/2

Send tax notice to:
YOGESH DWIVEDI
367 HIGHLAND VIEW DRIVE
BIRMINGHAM, AL 35242

This instrument prepared by:
CHARLES D. STEWART, JR.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA
Shelby COUNTY

2016437

CORRECTED

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Eight Hundred Thirty-Five Thousand and 00/100 Dollars (\$835,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, JOHN P. ROBERTS and ANN M. ROBERTS, HUSBAND AND WIFE **whose mailing address** is: 330 3RD STREET SOUTH, ST. PETERSBURG, FL 33701 (hereinafter referred to as "Grantors") by YOGESH DWIVEDI and APARNA DWIVEDI **whose property address** is: 367 HIGHLAND VIEW DRIVE, BIRMINGHAM, AL, 35242 hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

30-15

Lot ~~30-15~~, according to the Survey of Highland Lakes, 30th Sector, an Eddleman Community, as recorded in Map Book 34, Page 116, in the Probate Office of Shelby County, Alabama; being situated in 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 Inst. No. 1994-07111 and amended in Inst No 1996-17543, and further amended in Inst No 1999-31095, in the Probate Office of Shelby County, Alabama, and the Declaration of Covenants, Conditions and Restrictions for Highland Lakes, a Residential Subdivision 30th Sector, recorded as Inst No 20050531000260070, in the Probate Office of Shelby County, Alabama (with together with all amendments thereto, is thereafter collectively referred to as, the Declaration).

SUBJECT TO:

1. Taxes for the year beginning October 1, 2015 which constitutes a lien but are not yet due and payable until October 1, 2016
2. Easements, Building Lines and Restrictions shown on Recorded Map
3. Restrictions appearing of record in Instrument No. 2005-36007
4. Restrictions, Easements and Rights of Way as listed Inst. No. 2006-5913
5. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages.

\$652,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever.
The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal
this the 10th day of August, 2016.

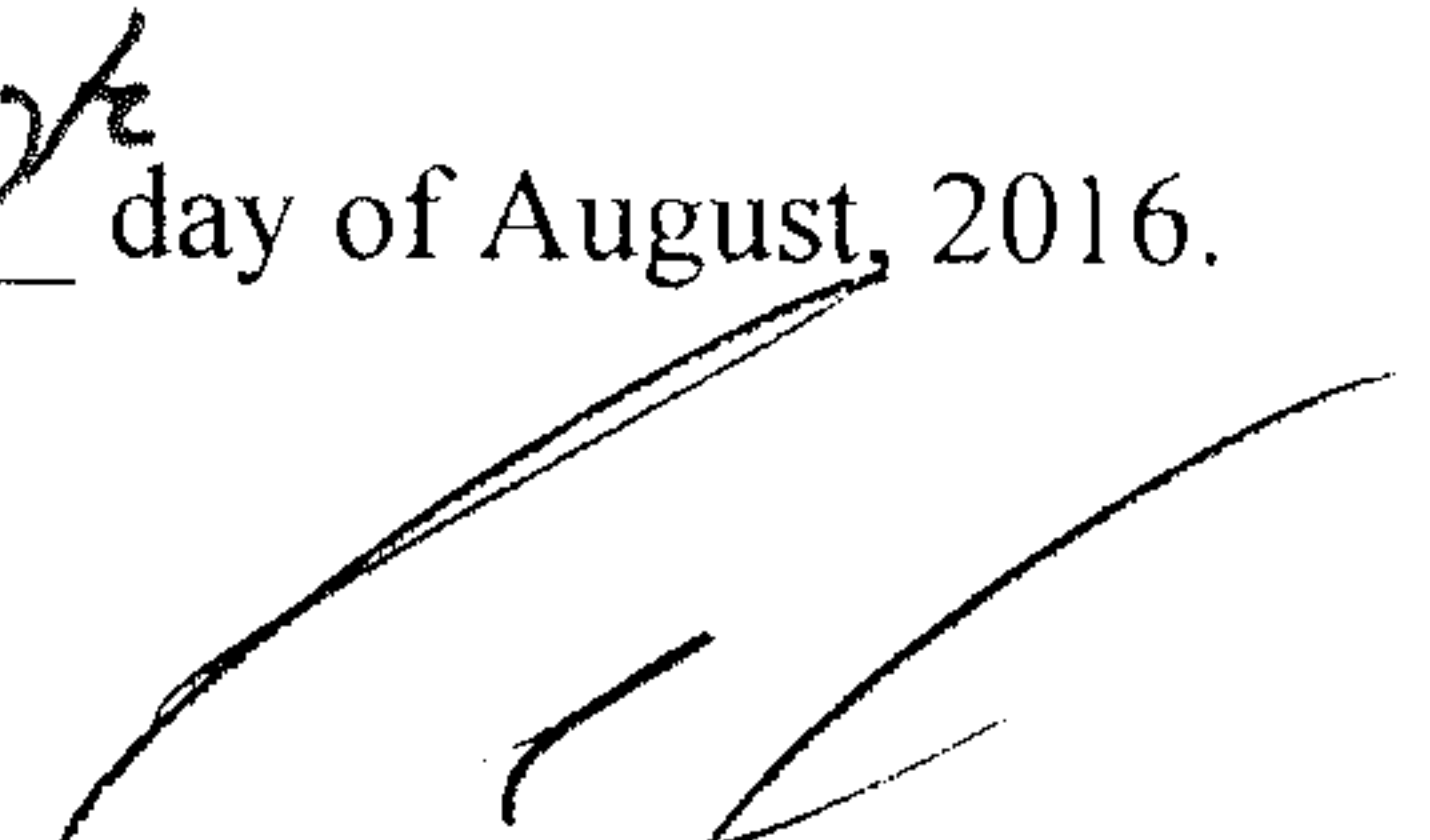
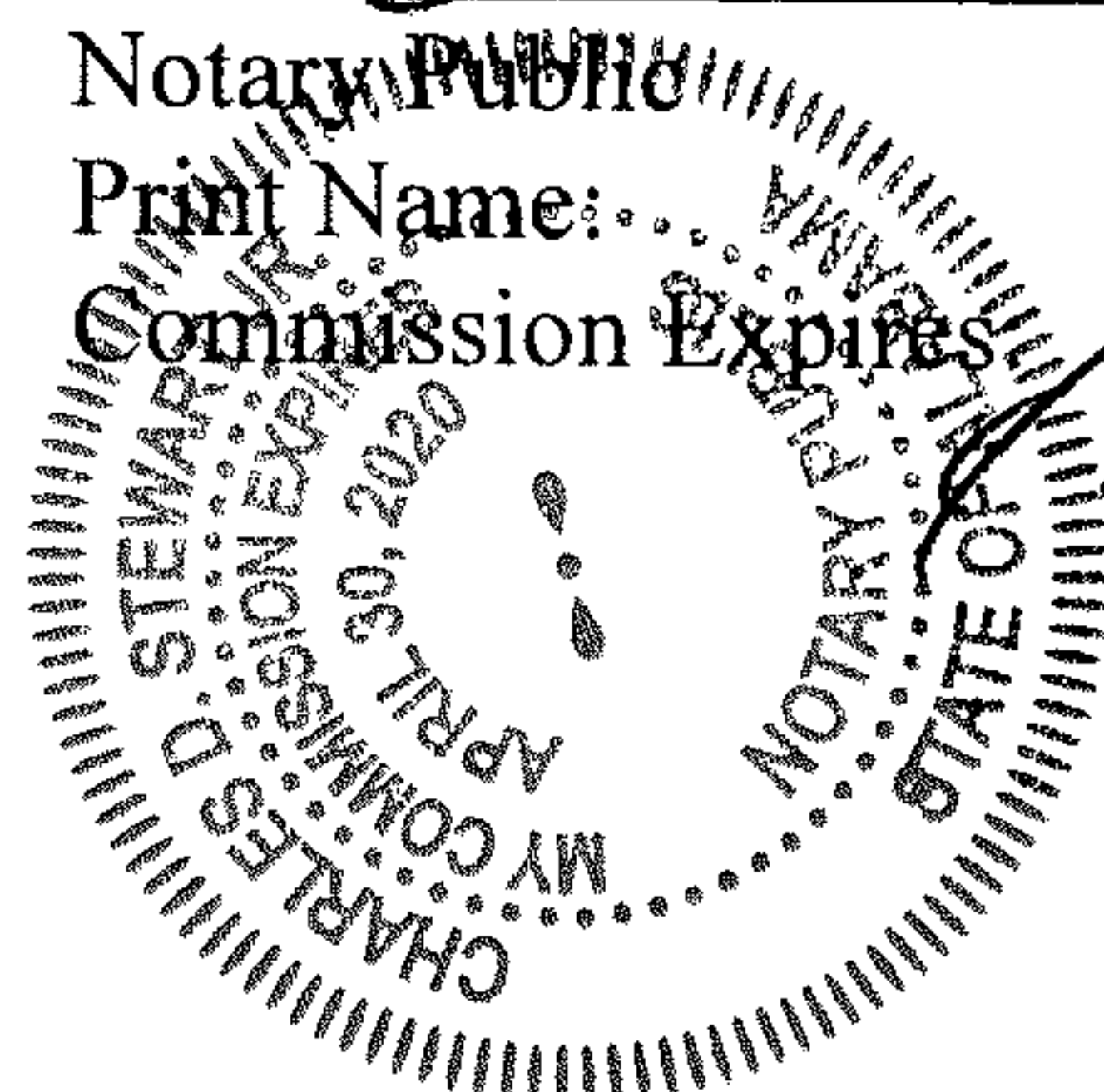

JOHN P. ROBERTS


ANN M. ROBERTS

STATE OF ALABAMA
COUNTY OF SHELBY

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

Given under my hand and official seal this the 10th day of August, 2016.


Notary Public
Print Name: _____
Commission Expires _____
 30-20



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
11/18/2016 03:13:30 PM
\$19.00 CHERRY
20161118000426220

