

Send tax notice to:  
HIRAM JOSEPH GILBERT  
1023 HIGHLAND PARK PLACE  
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

2017290T

**WARRANTY DEED**

**20170613000208380  
06/13/2017 11:40:33 AM  
DEEDS 1/2**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Thirty Thousand and 00/100 Dollars (\$330,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, ALURI RAO and NIVEDITHA AMARAVADI, husband and wife **whose mailing address** is: 920 Viridian Way, Birmingham, AL 35226 (hereinafter referred to as "Grantors") by HIRAM JOSEPH GILBERT and TAMMY LISA GILBERT **whose property address** is: 1023 HIGHLAND PARK PLACE, 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:

**Lot 2006, according to the map and survey of Highland Lakes, 20th Sector, Phase I, an Eddleman Community, as recorded in Map Book 29, page 133, in the Office of the Judge of Probate 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, as recorded in Instrument #1994-07111 and amended in Instrument #1996-17543 and further amended in Instrument #1999-31095 in the Probate Office of Shelby County, Alabama, and the Declaration of Covenants, conditions and Restrictions for Highland Lakes, a residential subdivision, 20th Sector, Phase I, recorded as Instrument #2002-33275 in the Probate Office of Shelby County, Alabama. (Which together with all amendments thereto, is hereinafter collectively referred to as, the "Declaration").**

SUBJECT TO:

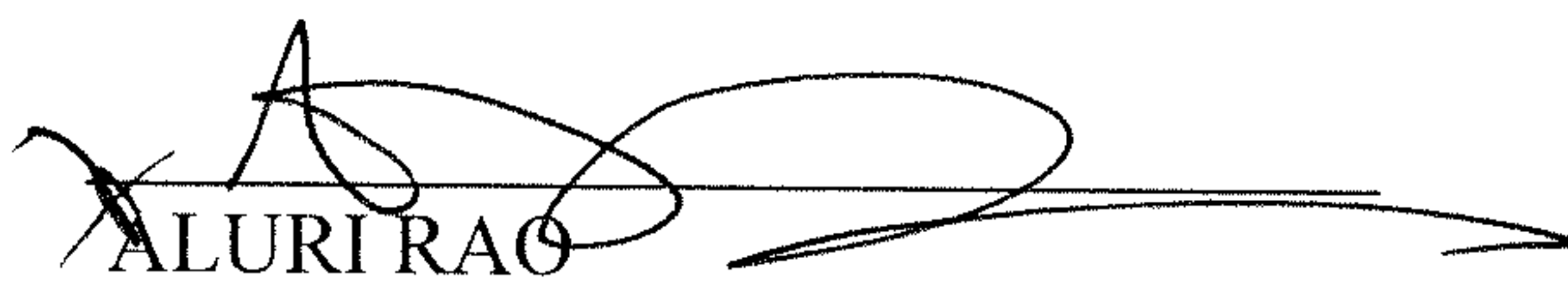
1. Taxes for the year beginning October 1, 2016 which constitutes a lien but are not yet due and payable until October 1, 2017.
2. Restrictions, public utility easements and building setback lines, as shown on the recorded map and survey of Highland Lakes, 20th Sector, Phase I, an Eddleman Community, as recorded in Map Book 29, page 133, in the Probate Office of Shelby County, Alabama.
3. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public including those recorded in Instrument #1999-40620.


4. Articles of Incorporation of Highland Lakes Residential Association, Inc., as recorded in Instrument #9402-3947.
5. Release of Damages recorded in Instrument #1999-40620.
6. Lake Easement Agreement as recorded in Instrument #1993-15705.
7. Cable Agreement as recorded in Instrument #1997-19422.
8. Easement for Ingress/Egress to serve Highland Lakes Development recorded in Instrument #1993-15704.
9. Covenants, Conditions and Restrictions as set forth in documents recorded in Instrument #20020716000332750; Instrument #1994-7111; and as amended in Instrument #1996-17543 and Instrument #1999-31095.

\$264,000.00 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 9th day of June, 2017.

  
ALURI RAO

  
NIVEDITHA AMARAVADI

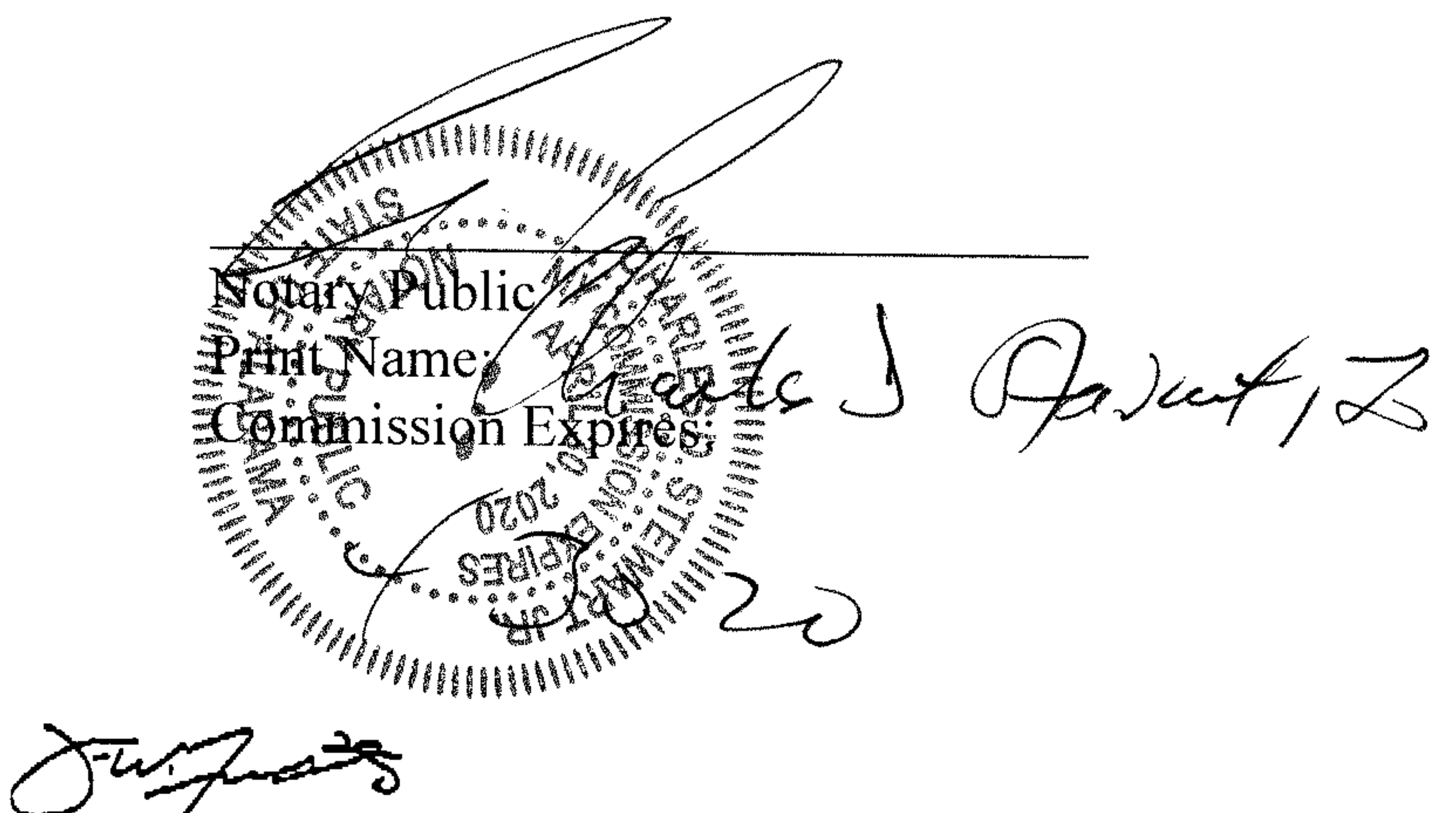
STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that ALURI RAO and NIVEDITHA AMARAVADI 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 9th day of June, 2017.



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
06/13/2017 11:40:33 AM  
\$84.00 CHERRY  
20170613000208380

This block contains the notary's official seal and signature. The seal is circular and contains the text "Notary Public", "Print Name", and "Commission Expires". The notary's signature, "James W. Fuhrmeister", is written in cursive over the seal. There is also a handwritten "20" next to the seal.