



20230803000234510 1/3 \$29.00
Shelby Cnty Judge of Probate, AL
08/03/2023 01:15:39 PM FILED/CERT

Send tax notice to:
Richard D. Lykes and Laurel Nation Lykes
2017 Springhill Court
Birmingham, AL 35242

TITLE NOT EXAMINED
This instrument prepared by:
Robert T. Gardner
Gardner Law, LLC
300 Office Park Drive, Suite 175
Birmingham, AL 35223

STATE OF ALABAMA)
 :
SHELBY COUNTY)

CORRECTIVE DEED

This Corrective Deed is being recorded to correct that certain Joint Survivorship Deed recorded on July 18, 2007, in the Probate Office of Shelby County, Alabama (Instrument No. 20070718000336930), which purported to convey certain real property from the grantor, Richard D. Lykes and Laurel Nation Lykes, to the grantee, Richard D. Lykes and Laurel Nation Lykes dated July 18, 2007 (the "Previous Deed"). The Previous Deed erroneously identified the grantor as Richard D. Lykes and Laurel Nation Lykes. This Corrective Deed provides a correct reference to Richard D. Lykes, a married individual residing at 2017 Springhill Court, Birmingham, Alabama 35242, as the grantor of such property, and reaffirms that Richard D. Lykes and Laurel Nation Lykes, are the grantees of such property.

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid to **Richard D. Lykes**, a married man who resides at 2017 Springhill Court, Birmingham, Alabama 35242 ("Grantor"), the receipt and sufficiency of which are hereby acknowledged, Grantor does hereby grant, bargain, sell, and convey unto **Richard D. Lykes and Laurel Nation Lykes**, husband and wife, who reside at 2017 Springhill Court, Birmingham, Alabama 35242, as joint tenants with right of survivorship ("Grantees"), all of Grantor's right, title, and interest in the following described real property situated, lying and being in Shelby County, Alabama, to-wit:

Lot 3217, according to the Survey of Highland Lakes, 32nd Sector, an Eddleman Community, as recorded in Map Book 35, Page 23, 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 Instrument #1994-07111 and amended in Inst. #1996-17543 and further amended in Inst. # 1999-31095 in the Probate Office of Shelby County, Alabama, and the Declaration of Covenants, Conditions and Restrictions for Highland Lakes, a Residential Subdivision,



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32nd Sector, recorded as Instrument No. 20050609000280550 in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as, the "Declaration").

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever; subject, however, to the following:

1. Ad valorem taxes for the current year and all subsequent years and any special assessments.
2. All easements, restrictions, rights of way, covenants, encroachments, set-back lines and all other matters of record which are applicable to the above-described real property or that would be disclosed by an accurate survey or careful physical inspection of the above-described real property.

Pursuant to the provisions of the Code of Alabama § 40-22-1 (1975), as amended, the following information is offered in lieu of submitting Form RT-1:

Grantor's Name and Mailing Address:

Grantees' Name and Mailing Address

Richard D. Lykes
2017 Springhill Court
Birmingham, Alabama 35242

Richard D. Lykes and Laurel Nation Lykes
2017 Springhill Court
Birmingham, Alabama 35242

Property Address: 2017 Springhill Court, Birmingham, Alabama 35242

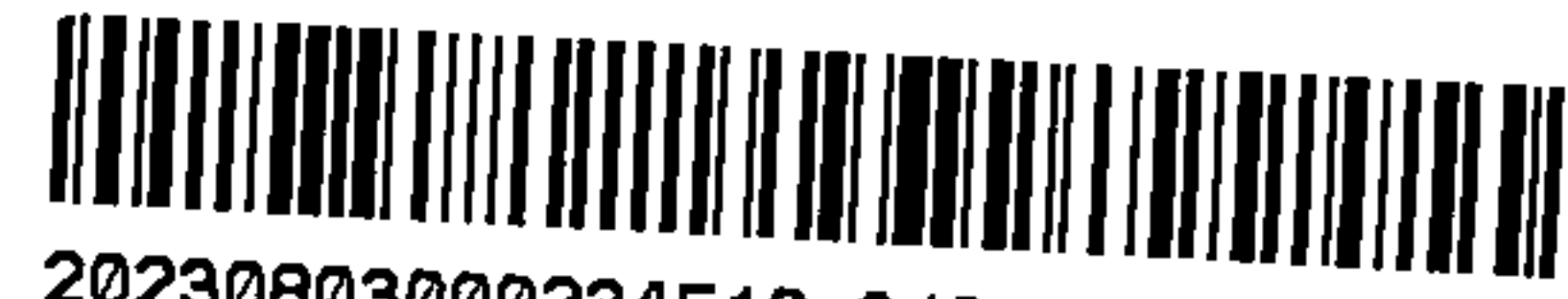
Property Value: \$836,130
(based on the most recent tax assessment)

The above-described real property is located at 2017 Springhill Court, Birmingham, Alabama 35242, and is that same property described in, and conveyed by, that certain Joint Survivorship Deed recorded on July 18, 2007 as Instrument #20070718000336930 in the Probate Office of Shelby County, Alabama.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand as of this 25TH day of JULY, 2023.


Richard D Lykes

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STATE OF ALABAMA)
 :
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Richard D. Lykes, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

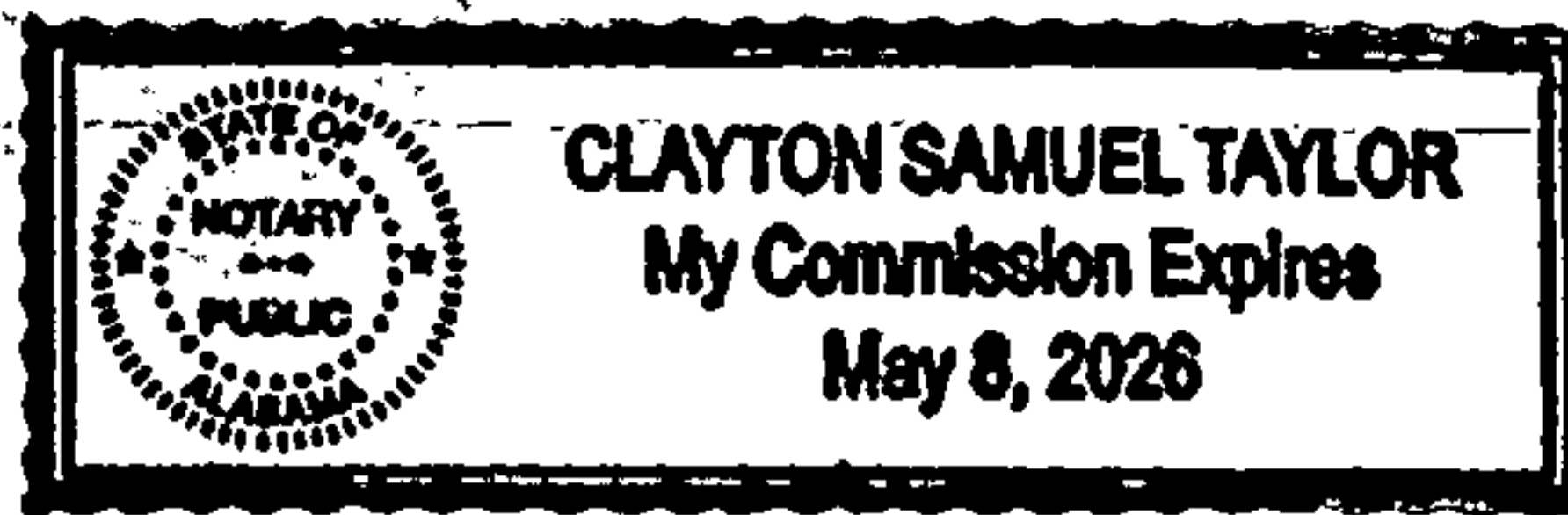
Given under my hand and seal of office this 25 day of July, 2023.

Clayton Samuel Taylor

Notary Public

My Commission Expires: May 8, 2026

[NOTARIAL SEAL]



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