

THIS INSTRUMENT
PREPARED BY:
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STATE OF ALABAMA)

COUNTY OF BALDWIN)

STATUTORY
WARRANTY DEED

BALDWIN COUNTY, ALABAMA
TIM RUSSELL PROBATE JUDGE
Filed/cert. 11/25/2014 10:03 AM
TOTAL \$ 12.00
2 Pages

1487421



KNOW ALL MEN BY THESE PRESENTS, that in order to correct an error in the description of the property conveyed by Gregory V. Roberts, hereinafter called the "Grantor", to Jeffry H. Roberts, hereinafter called the "Grantee", by deed dated September 25, 2014, and recorded September 29, 2014, in Instrument Number 1479247, in the Office of the Judge of Probate of Baldwin County, Alabama; **THE DEED IS CORRECTLY STATED AS FOLLOWS:**

KNOW ALL MEN BY THESE PRESENTS, that Gregory V. Roberts, an unmarried man, hereinafter called the "Grantor," for and in consideration of the sum of TEN AND NO/100THS DOLLARS (\$10.00) in cash and other good and valuable consideration, in hand paid to the Grantor by Jeffry H. Roberts, hereinafter called the "Grantee," the receipt and sufficiency of which are hereby acknowledged, subject to all matters and things hereinafter set forth, has this day bargained and sold and by these presents does hereby **GRANT, BARGAIN, SELL AND CONVEY** unto the said Grantee, all that real property situated in the County of Baldwin, State of Alabama, described as follows, to-wit:

Commencing at the Southeast corner the Thomas Byrne Grant, Section 8, Township 2 South, Range 2 East, St. Stephens Meridian, Baldwin County, Alabama, thence N 21° 45'E, along the East line of the said Thomas Byrne Grant, 3587.5 feet, thence West 348.28 feet to the POINT OF BEGINNING of the property herein described, thence continue West 300 feet, thence North 2514 feet, thence North 81° East 351 feet, thence South 2562 feet to the POINT OF BEGINNING. Contained within this description are 18.9 acres.

LESS AND EXCEPT such oil, gas, and other mineral interests and all rights and privileges in connection therewith as may have been reserved or conveyed by prior owners, if any.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

1. Roadway easement referenced in Instrument 1477317.
2. All other terms, provisions, covenants, conditions, restrictions, easements, charges, assessments, and liens of public record.

The recording references refer to the records in the office of the Judge of Probate of Baldwin County, Alabama, unless otherwise indicated.

TOGETHER WITH ALL AND SINGULAR, the rights, members, privileges and appurtenances thereunto belonging, or in anywise appertaining.

TO HAVE AND TO HOLD the said above described property unto the said Grantee, in fee simple, and to the Grantee's heirs and assigns, forever.

12 IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal on this the 12 day of NOV., 2014.

Gregory V. Roberts (SEAL)
Gregory V. Roberts

STATE OF Florida)

COUNTY OF Hillsborough

I, Dawn McLean, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Gregory V. Roberts, 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 said conveyance, he has executed the same voluntarily on the day the same bears date.

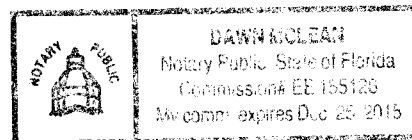
Given under my hand and seal this the 12 day of November, 2014.

Dawn
Notary Public

My Commission Expires:

12/25/2015

Nevada Driver License
2-22-2018 Exp.



This deed was prepared without a complete examination of title and without the benefit of a survey and is based on information provided by the Grantor.

The following information is provided pursuant to Alabama Code §40-22-1:

Grantor's Name: Gregory V. Roberts
Mailing Address: 701 Oak Ridge Drive
Brandon, Florida 33510

Grantee's Name: Jeffry H. Roberts
Mailing Address: 3509 King George Lane
Seffner, Florida 33584

Property Address: Raw Land
Assessor's Market Value \$ 9,937.00

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale ☒ Appraisal
☐ Sales Contract ☐ Other _____
☐ Closing Statement