

Send tax notice to:
Rufus Lawhorn Jr
195 Melton St
Montevallo, AL 35115
BHM1901390

This instrument prepared by:
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

STATE OF ALABAMA
COUNTY OF Shelby

20191029000396100
10/29/2019 08:50:47 AM
DEEDS 1/2

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of Sixty Thousand and 00/100 Dollars (\$60,000.00) in hand paid to the undersigned, **Teal Properties, LLC**, a(n) Alabama limited liability company (hereinafter referred to as "Grantor") by **Rufus Lawhorn Jr.** (hereinafter referred to as "Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 3 and Lot 4, according to Fancher's Subdivision of a portion of the SW 1/4 of the NE 1/4 of Section 3, Township 24 North, Range 12 East, according to map recorded in Map Book 4, Page 31, in the Probate Office of Shelby County, Alabama. Less and except the South 10 feet of Lot 4 as described in Deed Book 329, Page 553; all being situated in Shelby County, Alabama.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2020 AND THEREAFTER.

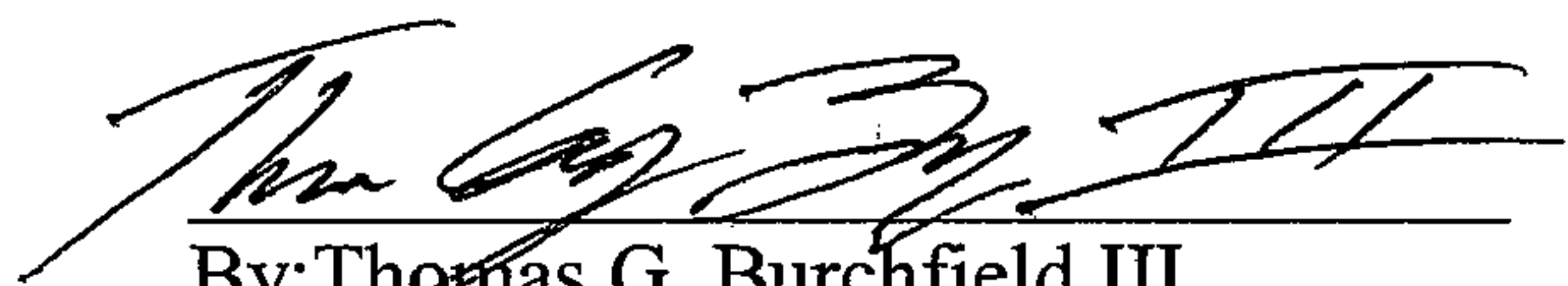
\$ 0.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, his/her heirs, executors, administrators and assigns forever.

The Grantor does for itself, its successors and assigns, covenant with the Grantee, his/her heirs, executors, administrators 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 Grantee, his/her heirs, executors, administrators and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor, Teal Properties, LLC, a(n) Alabama Limited Liability Company, by Thomas G. Burchfield III its Member, who is authorized to execute this conveyance, has caused this conveyance to be executed on this, the 25 day of October, 2019.

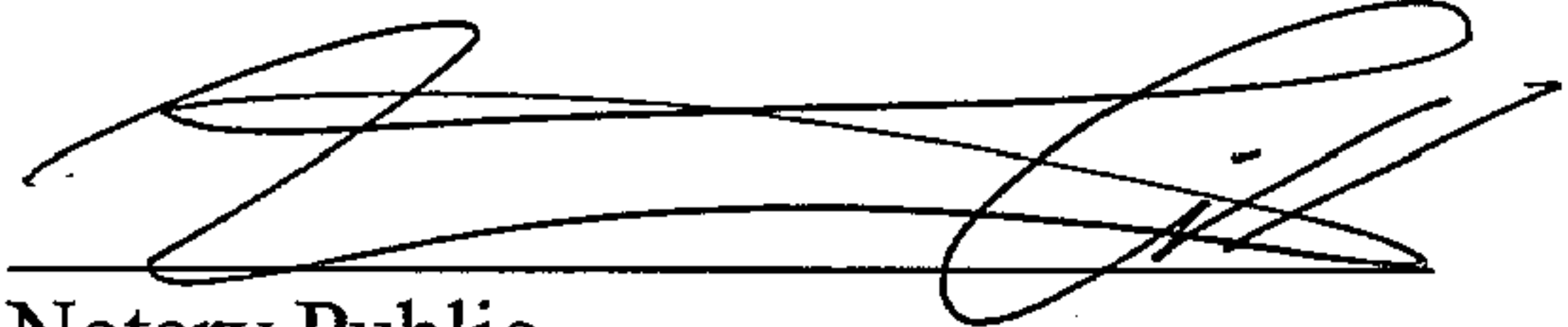
Teal Properties, LLC,
a(n) Alabama limited Liability Company


By: Thomas G. Burchfield III
ITS Member

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Thomas G. Burchfield III, whose name as its Member of Teal Properties, LLC, a(n) Alabama limited liability company, is signed to the foregoing instrument, and who known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, she/he, in his/her capacity as such member and with full authority, executed the same voluntarily for and as the act of said limited liability company on the day the same bears date.

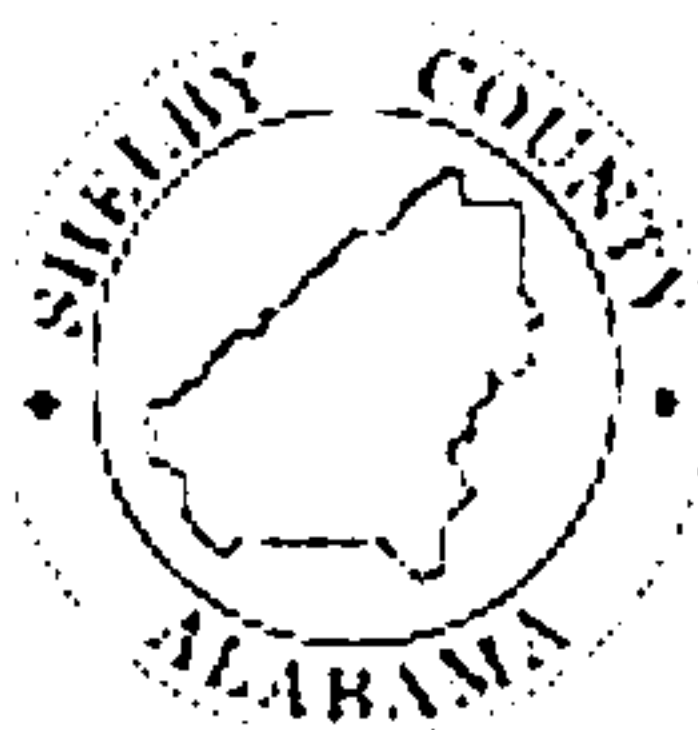
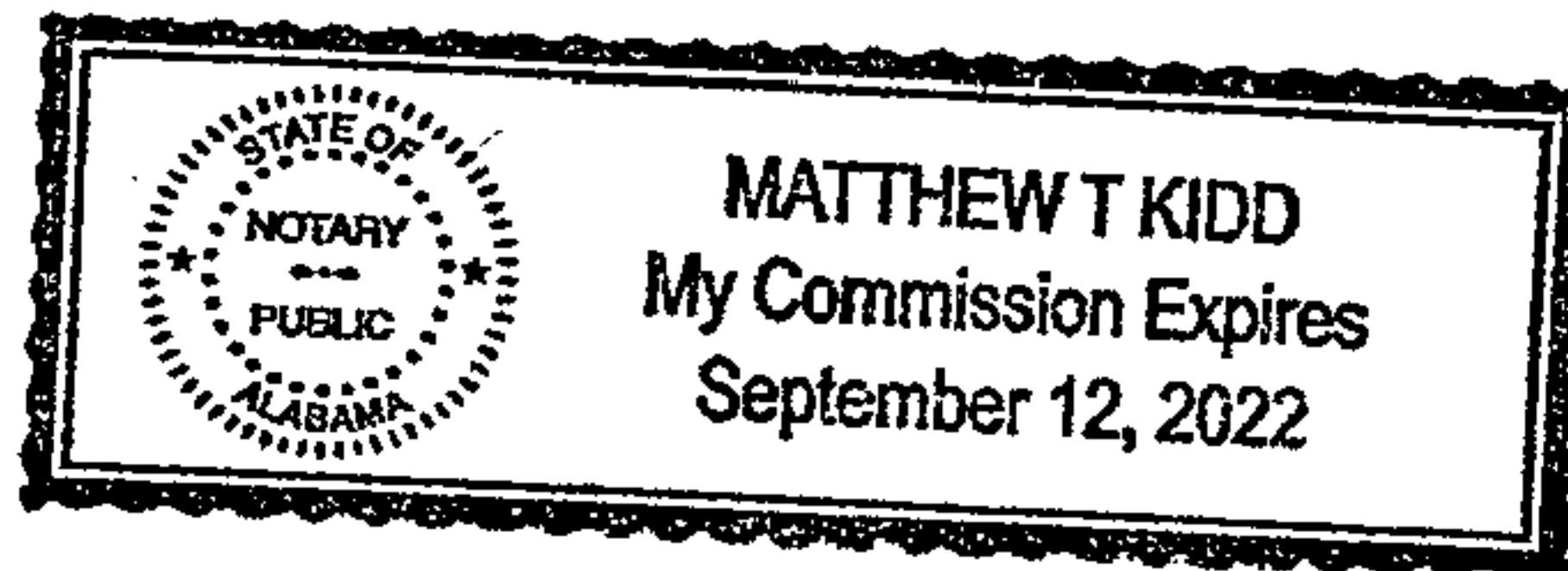
Given under my hand and official seal this the 25 day of October, 2019.



Notary Public

Print Name: Matthew T Kidd

Commission Expires: 9.12.22



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/29/2019 08:50:47 AM
\$85.00 CHERRY
20191029000396100

Allen S. Bayl