



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 03/31/2023 10:28:42 AM  
 \$23.00 BRITTANI  
 20230331000089650

20230331000089650  
 03/31/2023 10:28:42 AM  
 CORDEED 1/1

*Allie S. Boyd*

This deed is being re-recorded to correct the legal description of the property. Originally recorded on 3/30/2023 at 10:35 AM with Instrument # 20230330000088690.

**WARRANTY DEED**

STATE OF ALABAMA )  
 COUNTY OF SHELBY )

**KNOW ALL MEN BY THESE PRESENTS:** That in consideration of **Ninety Thousand and No/100 Dollars (\$90,000.00)** and other good and valuable consideration, to the undersigned grantors, in hand paid by the grantee herein, the receipt where is acknowledged I, **Rufus L. Lawhorn Jr, a married man,** (herein referred to as grantors), grant, bargain, sell and convey unto **Readyvest, LLC** (herein referred to as 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 ¼ of the NE ¼ 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.

For ad valorem tax purposes only, the address of the above-described property is 195 Melton Street #4, Montevallo, AL 35115.

The above property is not the homestead or residence of the grantor, or his spouse.

To Have and to Hold to the said grantee, their assigns forever.

And I do, for myself and for me heirs, executors and administrators, covenant with said grantee, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I have a good right to sell and convey the same as aforesaid; that we will, and our heirs, executors and administrators shall warrant and defend the same to the said grantee, their heirs and assigns forever, against the lawful claims of all persons.

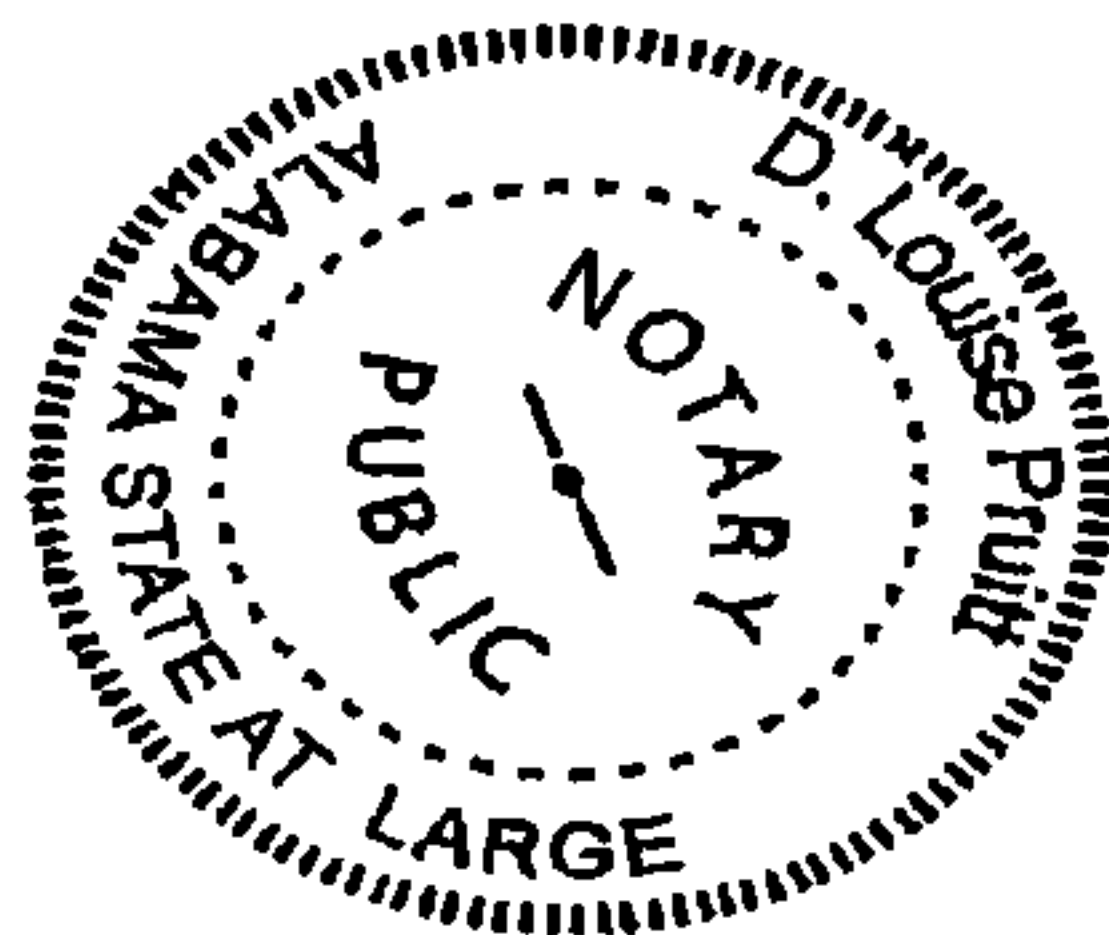
In Witness Whereof, I have hereunto set my hand and seal this 28<sup>th</sup> day of March, 2023.

Rufus L. Lawhorn Jr.

STATE OF ALABAMA )  
 COUNTY OF JEFFERSON )

I, the undersigned authority, a Notary Public in and for said County and State hereby certify that **Rufus L. Lawhorn Jr.**, 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 and with full stated authority on the day the same bears date.

Given under my hand and official seal this the 28<sup>th</sup> day of March, 2023.



NOTARY PUBLIC  
**D. LOUISE PRUITT**  
 My Commission Expires: \_\_\_\_\_  
 My Commission Expires 04-02-2024

THIS INSTRUMENT PREPARED BY:  
 David C. Jamieson, Attorney, 1855 Data Drive, Suite 255, Birmingham, AL 35244

AFTER RECORDING, RETURN TO:  
 Smith Closing & Title, LLC, 1855 Data Drive, Suite 255, Birmingham, AL 35244