



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/31/2023 10:51:56 AM
\$23.00 BRITTANI
20230331000089990

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03/31/2023 10:51:56 AM
CORDEED 1/1

Allen S. Byrd

This deed is being re-recorded to correct the legal description. Originally recorded on 3/30/2023 at 10:40 AM with Instrument # 20230330000088700.

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **One Hundred Eleven Thousand and No/100 Dollars (\$111,000.00)** and other good and valuable consideration, to the undersigned grantors, in hand paid by the grantee herein, the receipt where is acknowledged I, **Readyvest, LLC**, (herein referred to as grantors), grant, bargain, sell and convey unto **David Bradford**, (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.

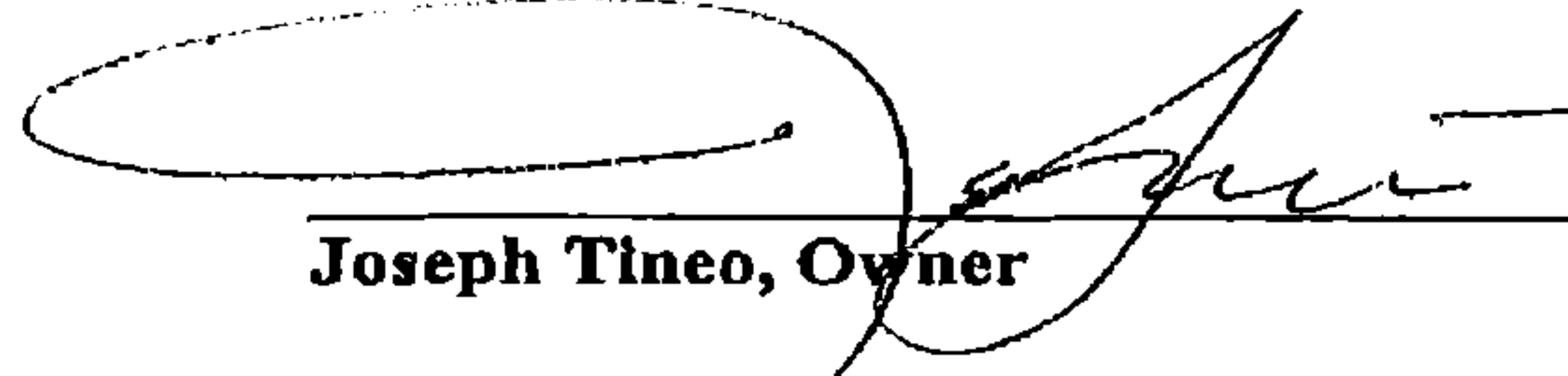
The above property is not the homestead or residence of the grantor, or his spouse.

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 28th day of March, 2023.

Readyvest, LLC

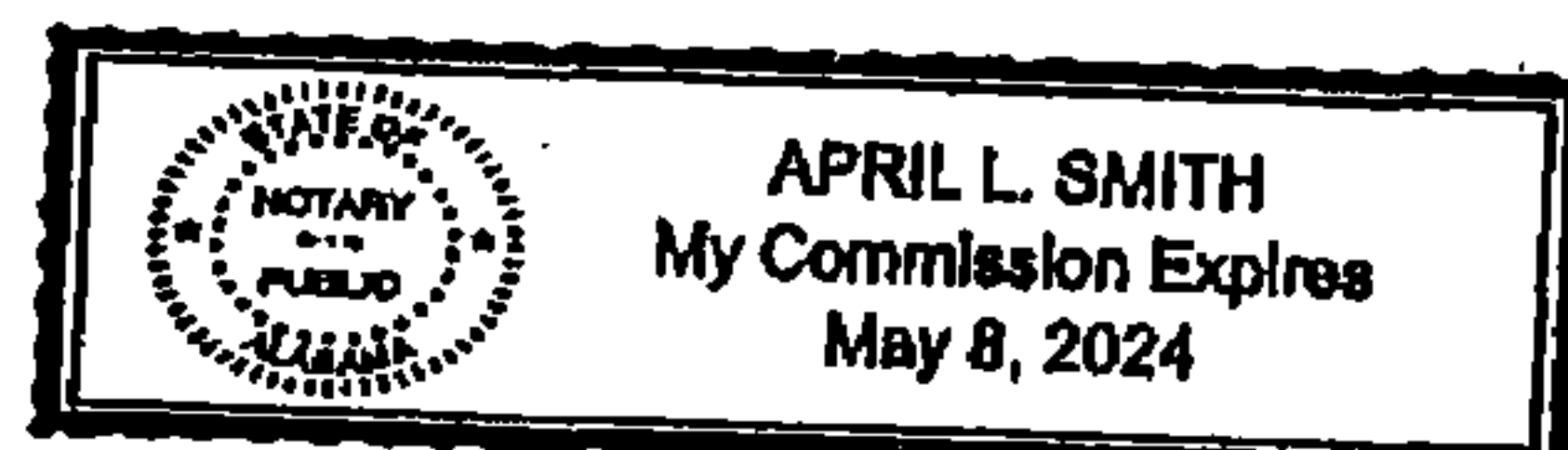


Joseph Tineo, Owner

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned authority, a Notary Public in and for said County and State hereby certify that **Joseph Tineo, Owner of Readyvest, LLC**, 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, as such officer and with full authority, 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 28th day of March, 2023.





NOTARY PUBLIC
My Commission Expires: 5/8/24

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