

*This is being re-recorded to correct the grantees name spelling.
Correcting instrument 20250722000221940.*

SEND TAX NOTICE TO:

Lora Leigh Nunnelley and Dianne R. Kovacich
113 Elyton Drive
Birmingham, AL 35242

This instrument prepared by:

S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

CORRECTIVE WARRANTY DEED

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **EIGHT HUNDRED FIFTY THOUSAND AND 00/100 (\$850,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **William Young and Shannon Young, a married couple**, whose address is 1660 Warren Lane, Vestavia Hills, AL 35243, (hereinafter "Grantor", whether one or more), by **Lora Leigh Nunnelley, and Dianne R. Kovacich**, whose address is 113 Elyton Drive, Birmingham, AL 35242, (hereinafter "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, **Lora Leigh Nunnelley, and Dianne R. Kovacich, as joint tenants with the right of survivorship**, the following described real estate situated in Shelby County, Alabama, **the address of which is 113 Elyton Drive, Birmingham, AL 35242**, to-wit:

Lot 20-13, according to the Survey of Mt. Laurel III-B, Sector 2, as recorded in Map Book 41, Page 44, in the Probate Office of Shelby County, Alabama.

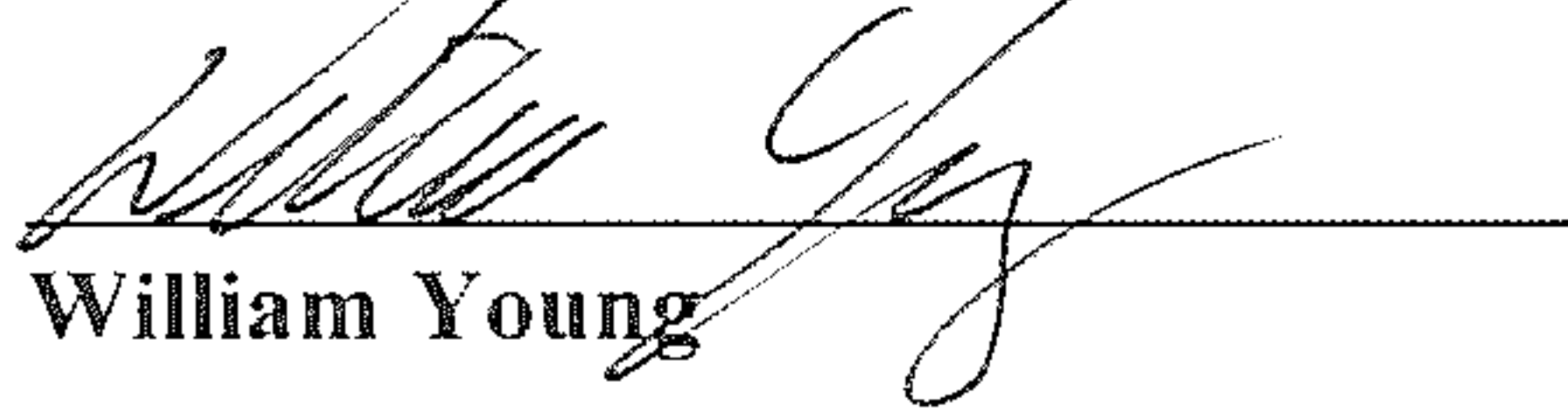
Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

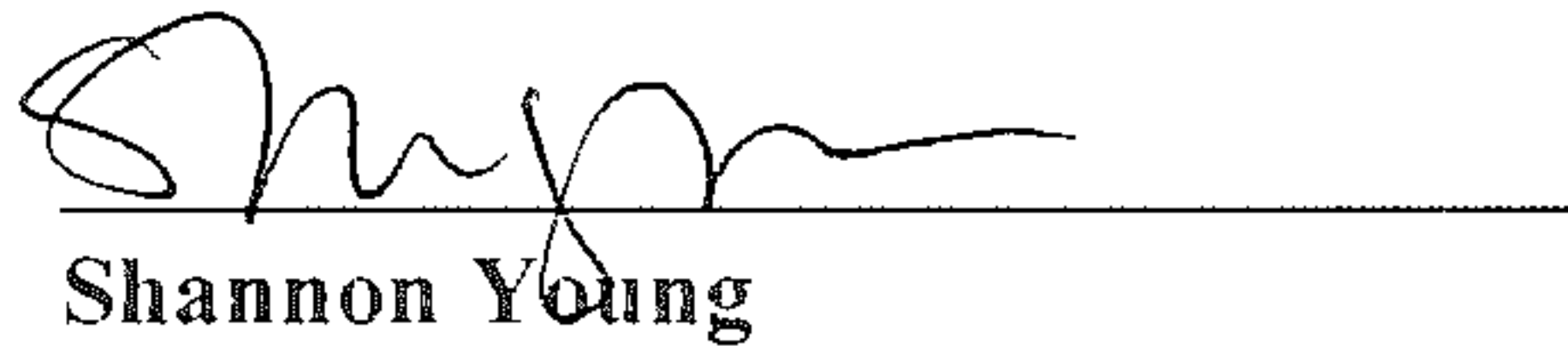
Subject to a third-party mortgage in the amount of \$764,915.00 executed and recorded simultaneously herewith.

Dianne R. Kovacich is one and the same person as Dianne R. Kovachich. "Kovacich" is the correct spelling of the last name.

TO HAVE AND TO HOLD, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for Grantor and for the Grantor's heirs, executors, and administrators, and assigns, covenant with said Grantee, and Grantee's heirs, executors, administrators and assigns, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors, and administrators shall warrant and defend the same to the said Grantee, and Grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has set their signature and seal on this 17th day of July, 2025.

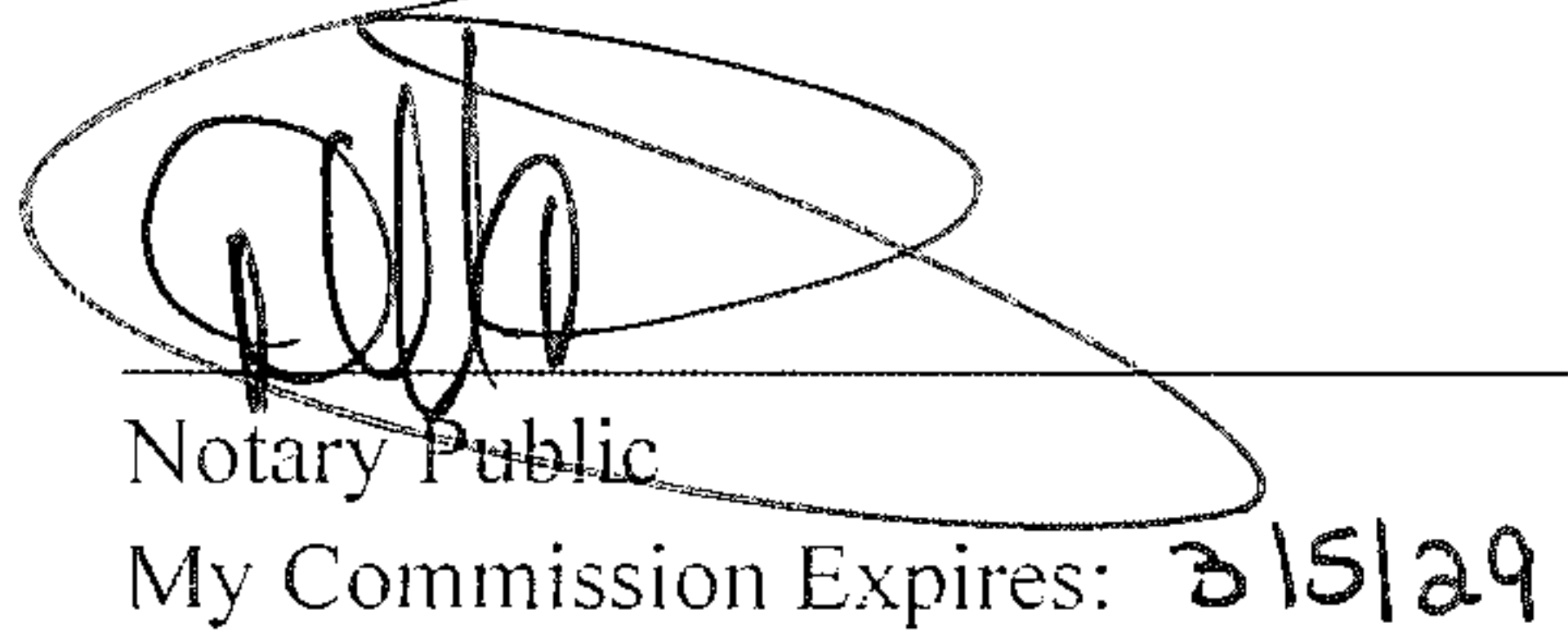

William Young


Shannon Young

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that William Young and Shannon Young whose name(s) is/are 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, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 17th day of July, 2025.


Notary Public
My Commission Expires: 3/5/29



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/05/2025 08:31:26 AM
\$26.00 KELSEY
20250805000238200

