

This instrument was prepared by

Send Tax Notice To:

WPC & ASSOCIATES LLC
2 OFFICE PARK CIRCLE
SUITE 105
BIRMINGHAM, ALABAMA

WILLIAM PATRICK COCKRELL
122 HIDDEN CREEK CIRCLE
PELHAM, ALABAMA 35124

WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED AND TEN THOUSANDDollars

(\$ 110,000.00) to the undersigned grantor, or grantors in hand paid by the GRANTEES
herein, the receipt whereof is acknowledged, we, SHARON K. TURNIPSEED, AKA

SHARON SPEARS AND CHRISTOPHER B. SPEARS, WIFE AND HUSBAND

(herein referred to as Grantor, whether one or more) do, grant, bargain, sell and convey unto
WILLIAM PATRICK COCKRELL, AN UNMARRIED PERSON

.....
(herein referred to as Grantee, whether one or more), the following described real estate situated
in SHELBY County, Alabama, to-wit:

LOT 12A AND THE SOUTHWEST 12.5 FEET OF LOT 13A, ACCORDING
TO A RESURVEY OF LOTS 1, THROUGH 23, HIDDEN CREEK, AS
RECORDED IN MAP BOOK 24, PAGE 7, IN THE PROBATE OFFICE OF
SHELBY COUNTY ALABAMA.

A PURCHASE MONEY MORTGAGE IN THE AMOUNT OF \$ 104,500 IS RECORDED HEREWITH

TO HAVE AND TO HOLD, to the said Grantee, his, her, or their heirs and assigns
forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and
administrators covenant with the said Grantees, their heirs and assigns, that I am (we are)
lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless

WARRANTY DEED

Page 2

STATE OF ALABAMA

COUNTY OF SHELBY

otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, WE have hereunto set OUR hand(s) and seal(s), this 23RD day of APRIL, 2004.

Shawn K. T. [Signature] (Seal) _____ (Seal)
S. Spear

[Signature] (Seal) _____ (Seal)

WARRANTY DEED

Page 3

STATE OF ALABAMA

COUNTY OF SHELBY

General Acknowledgment

I, Andrea Papourek, a Notary Public in
and for said County in said State, hereby certify that
Sharon K. Turnipseed At A Sharon Spears and Christopher B. Spears
whose name(s) are signed to the foregoing conveyance, and who are ^{wife and husband} known to
me, acknowledged before me on this day, that, being informed of the contents of the
conveyance, they, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 23rd day of
April, 2004.

Andrea Papourek

Notary Public

Return to:

WPC & ASSOCIATES LLC.
2 Office Park Circle, Suite 105
BIRMINGHAM, AL 35223
ph 870-0411
fx 870-0311