

Re-recorded to correct purchase price

20040615000324820 Pg 1/2 24.00
Shelby Cnty Judge of Probate, AL
01/13/2004 08:28:00 FILED/CERTIFIED

20040615000324820 Pg 1/2 15.00
Shelby Cnty Judge of Probate, AL
06/15/2004 14:28:00 FILED/CERTIFIED

This instrument was prepared by

Send Tax Notice To:

WPC & Associates
(Name)
2 Office Park Circle, Ste 105
Birmingham, AL 35223
(Address)

James and Valerie Patton
(Name)
1356 Willow Creek Place
Alabaster, AL 35007
(Address)

**WARRANTY DEED
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

STATE OF ALABAMA
COUNTY OF Shelby

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ~~one hundred forty two thousand~~ one hundred forty two thousand Dollars
to the undersigned grantor, or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged,
we, David Charles Lepkowski and Amy Lepkowski, husband and wife
(herein referred to as grantors) do, grant, bargain, sell and convey unto
James Patton and Valerie Patton, Husband and Wife
(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate
situated in Shelby County, Alabama, to-wit:

Lot 14, according to the survey of Willow Creek, Phase Two, as recorded in Map Book 9, Page 102 A & B, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD, to the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever, it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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 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 19 day of December, ~~xx~~ 2003

Amy Lepkowski (Seal) _____ (Seal)
David Lepkowski (Seal) _____ (Seal)

I certify this to be a true and correct copy
6/14/04
Patricia Yeager
Probate Judge
Shelby County

DeKrell

**WARRANTY DEED
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

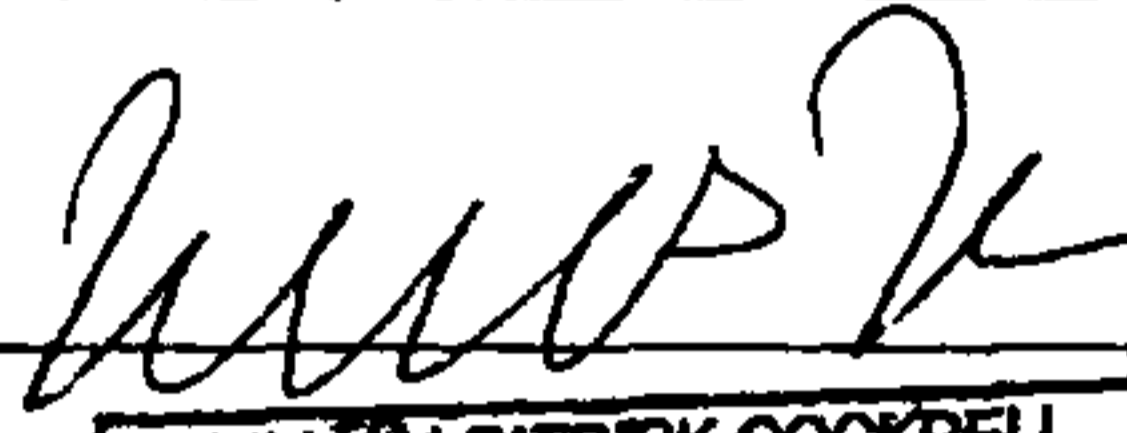
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STATE OF ALABAMA
COUNTY OF Shelby

General Acknowledgment

I, W. Patrick Cockrell, a Notary Public in and for said County in said State, hereby certify that David C. and Amy Lepkowski, whose name(s) are signed to the foregoing conveyance, and who are 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 19 day of December, 19x 2003



WILLIAM PATRICK COCKRELL Notary Public
Notary Public, AL State at Large
My Comm. Expires May 28, 2008

Return to:

TO

**WARRANTY DEED
(Joint Tenants with Right of Survivorship)**

STATE OF ALABAMA
COUNTY OF Shelby

Recording Fee \$

Deed tax \$ _____ \$



Land Title Company of Alabama
600 20th Street, North
Birmingham, Alabama 35203-2601
Tel: (205) 251-2871
www.land-title.net