


THIS INSTRUMENT PREPARED BY:

F. Wayne Keith
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120 Bishop Circle
Pelham, Alabama 35124


20140422000116870 1/3 \$21.00
Shelby Cnty Judge of Probate, AL
04/22/2014 09:50:05 AM FILED/CERT

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CORRECTIVE WARRANTY DEED

Joint tenants with right of survivorship

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **Forty Five Thousand and no/100's Dollars (\$45,000.00)** to the undersigned grantors,

David Jones and wife, Pege Jones

in hand paid by the grantees herein, the receipt whereof is hereby acknowledged the said grantors grant, bargain, sell and convey unto

Richard M. Lewis and Tracie B. Lewis

as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 13, according to the Final Plat of Creekwater Phase One, as recorded in Map Book 38, Page 138, in the Probate Office of Shelby County, Alabama.

Subject to:

- 1. Taxes for the year 2014 and subsequent years.**
- 2. Easement(s), building line(s) and restriction(s) as shown on recorded map.**
- 3. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages, are not insured herein.**
- 4. Restrictions appearing of record in Inst. No. 2007-34511.**
- 5. Right-of-way granted to Alabama Power Company recorded in Inst. No. 2007-23111.**

This Corrective Deed corrects that deed recorded in Instrument 20140228000054319 in the Probate Office of Shelby County, Alabama by correcting the name of one of the grantees.

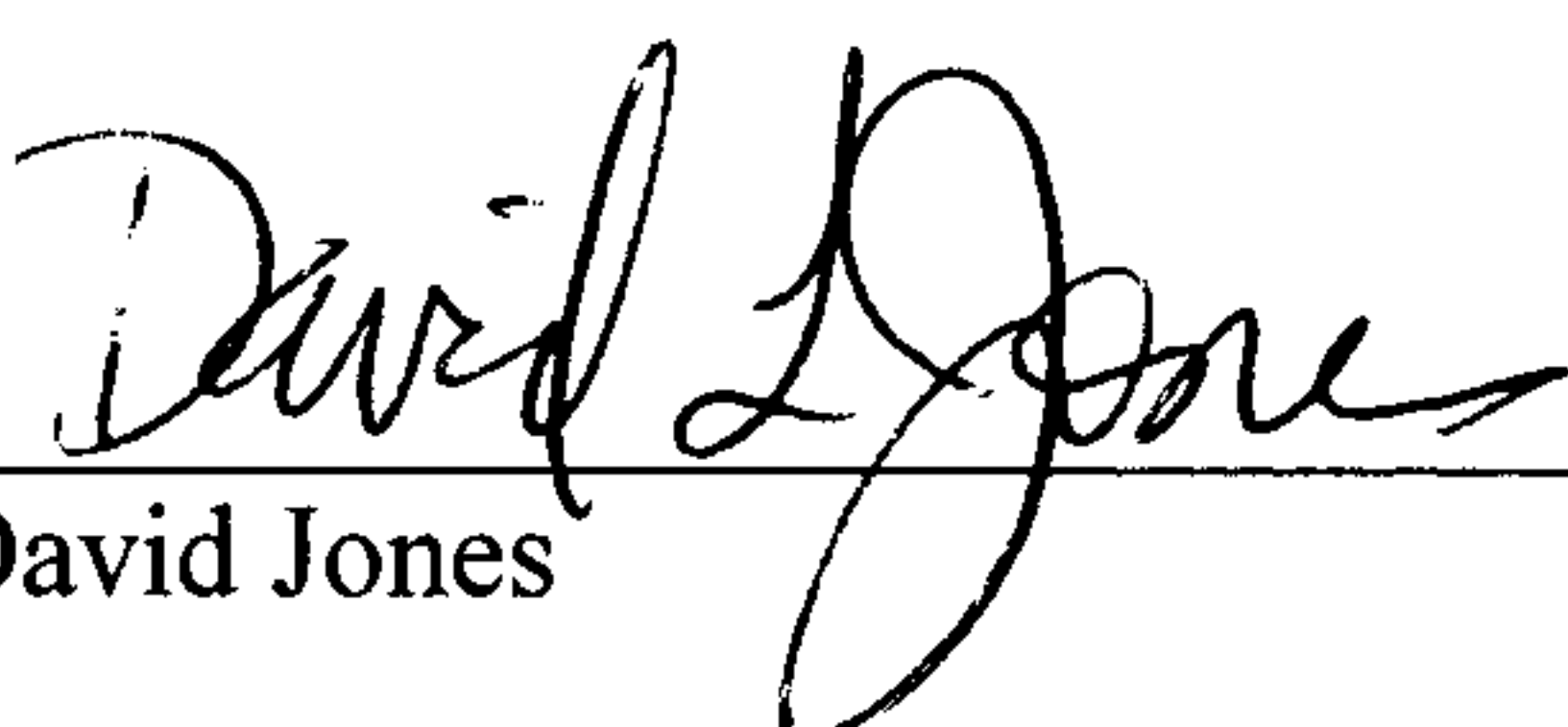
TO HAVE AND TO HOLD, to the said grantees as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one or more grantees herein survives the other, the

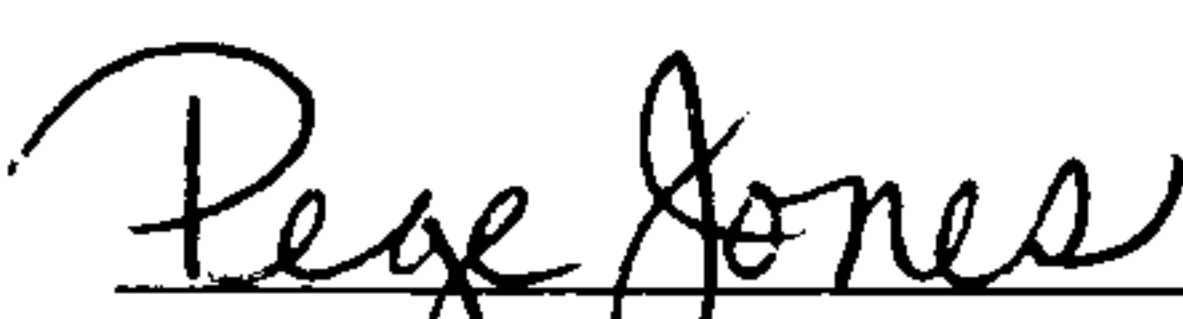
entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And we do, for ourselves and for our heirs, executors and administrators covenant with the said grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises, that they are free of all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and my 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 my hand and seal, this the 11th day of April, 2014.

WITNESS:

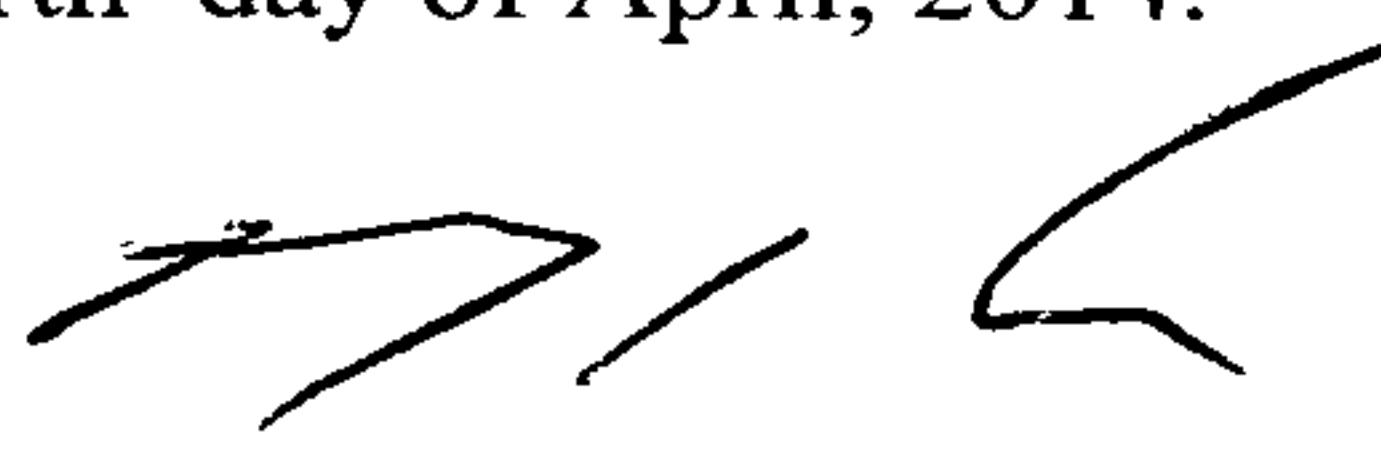

David Jones


Pege Jones

STATE OF ALABAMA
SHELBY COUNTY

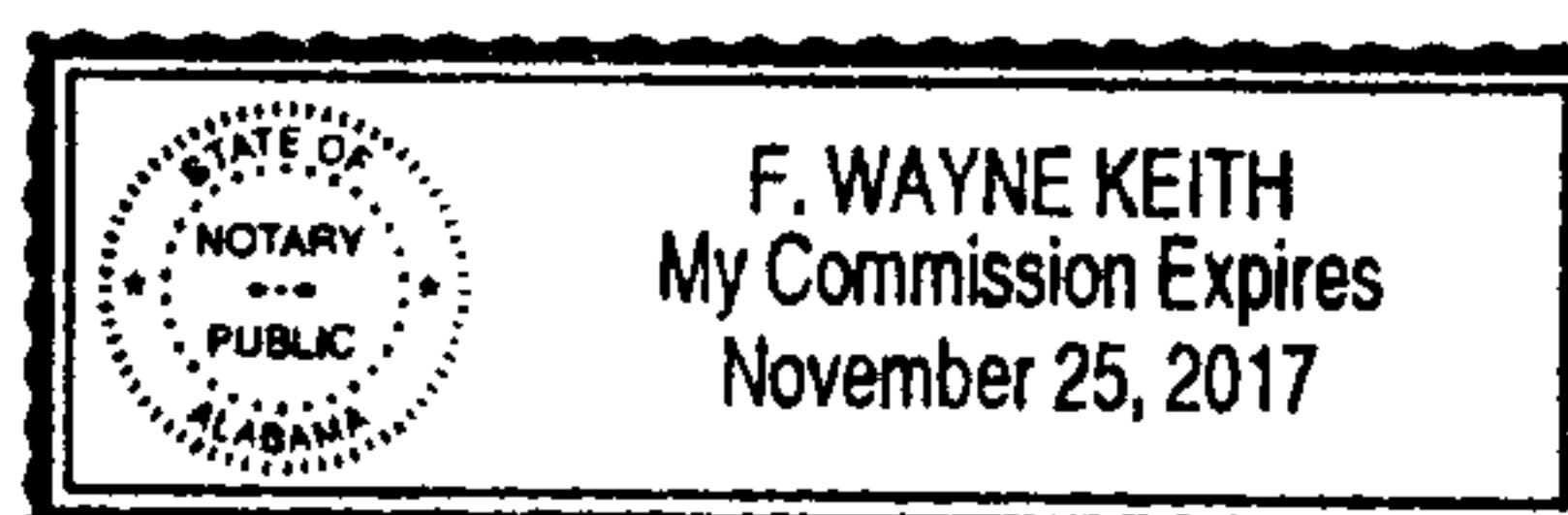
I, the undersigned, a Notary Public in and for said County, in said State hereby certify that David Jones and Pege Jones, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.


Given under my hand and seal this the 11th day of April, 2014.



Notary Public

SEND TAX NOTICE TO:
Richard M. Lewis
2015 29th Avenue
Hueytown, Alabama 35023




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Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name: David Jones
Pege jones

Mailing Address : 4809 Wood Springs Lane
Birmingham, Alabama 35226

Grantee's Name: Richard M. Lewis
Tracie B. Lewis

Mailing Address: 2015 29th Avenue
Hueytown, Alabama 35023

Property Address: Lot 13 Creekwater, Phase One, Map Book 38, Page 138

Date of Transfer: February 27, 2014

Total Purchase Price \$45,000.00

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

	Bill of Sale	Appraisal
x	Sales Contract	Other
x	Closing Statement	

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date: April 11, 2014

x	Sign <u>David Jones</u> verified by David Jones-grantor
x	Sign <u>Pege Jones</u> verified by Pege Jones-grantor

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