

DEED OF CORRECTION

(No Federal Stamps Cancelled on this Deed)

X 2596

K.B. Nickerson and wife, Lois Nickerson
TO
Leonard Garner

THE STATE OF ALABAMA
SHELBY COUNTY

SEE DEED RECORD 116 page 342
KNOW ALL MEN BY THESE PRESENTS:

That for and in Consideration of
ONE DOLLAR DOLLARS

to the undersigned grantor S K.B. Nickerson and wife, Lois Nickerson

in hand paid by Leonard Garner

the receipt whereof is acknowledged we the said K.B. Nickerson and wife, Lois Nickerson

do grant, bargain, sell and convey unto the said Leonard Garner

the following described real estate, to-wit: Lot number 1 in Block "B" according to K.B. Nickerson's Map and Survey of Nickerson's Addition to Alabaster Alabama, and situated in the Southwest Quarter of Section 1, Township 21, Range 3 West, in Shelby County, Alabama, as shown by map on record in the Probate Office of Shelby County, Alabama, filed on January 4, 1946.

This deed is executed to correct an error in the description of that certain lot conveyed by the grantors herein to the grantee herein wherein Lot number 1, in Block "A" according to Nickerson's Addition to Alabaster was conveyed, when as a matter of fact, the lot actually bought and conveyed was Lot 1, in Block "B" instead of in Block "A", said last named deed being of record in Deed Book 116 on page 342 in the office of the Judge of Probate of Shelby County, Alabama,

situated in Shelby County, Alabama.

To Have and to Hold: To the said Leonard Garner, his

heirs and assigns forever.

And we do, for ourselves and for our heirs, executors and administrators, covenant with the said Leonard Garner, his heirs and assigns, that we are lawfully seized in fee simple of said premises, that they are free from all encumbrances; that we 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 Leonard Garner, his heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, we have hereunto set our hand and seal, this 31st day of May, 1946.

Witnesses:

K.B. Nickerson (Seal)

Lois Nickerson (Seal)

(Seal)

(Seal)

THE STATE OF ALABAMA, SHELBY COUNTY.

I, L.C. Walker, Judge of probate in and for said County, in said State, hereby certify that

K.B. Nickerson and wife, Lois Nickerson 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 this conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand, this 31st day of May, A.D. 1946.

L.C. Walker

Judge of Probate, Shelby County, Alabama

THE STATE OF ALABAMA, SHELBY COUNTY.

I, in and for said County, in said State, hereby certify that

a subscribing witness to the foregoing conveyance, known to me, appeared before me this day, and being duly sworn, stated that, the Grantor voluntarily executed the same in presence, and in the presence of the other subscribing witness, on the day the same bears date; that attested the same in the presence of the Grantor, and of the other witness, and that such other witness subscribed name as a witness in presence.

Given under my hand and seal, this day of , A.D. 1946.

THE STATE OF ALABAMA, SHELBY COUNTY.

I, L.C. Walker, Judge of probate in and for said County, in said State, do hereby

certify that on the 31st day of May, 1946, came before me the within named Lois Nickerson known to me (or made known to me), to be the wife of the within named K.B. Nickerson who, being examined separate and apart from the husband, touching her signature to the within deed, acknowledged that she signed the same of her own free will and accord, without fear, constraint or threats on the part of the husband.

In Witness Whereof, I hereunto set my hand, this 31st day of May, A.D. 1946.

L.C. Walker

THE STATE OF ALABAMA, SHELBY COUNTY.

I, L.C. WALKER, Judge of the Probate Court of said County, hereby certify that the foregoing conveyance was filed for registration in this office on the 5th day of June, 1946, and was recorded in Volume 125, Record of Deeds, Page 26 on the

6th day of June, 1946.

Recording Fee, \$ 1.25

L.C. Walker, Judge of Probate

NO TAX DUE ON THIS INSTRUMENT