

(Name) MARGARET L. NICKLES
110 Sparrow Street
(Address) Perry, Georgia 31069

This instrument was prepared by

(Name) C. CRAWFORD WILLIAMS, ATTORNEY

425 19th St., Ensley

(Address) Birmingham, Alabama 35218

FM No. ATC 27 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - ALABAMA TITLE CO., INC., Birmingham, AL.

STATE OF ALABAMA

JEFFERSON

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TEN AND NO/100 (\$10.00) ----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

W. F. LUQUIRE, an unmarried man, by his attorney-in-fact, MARGARET LUQUIRE NICKLES

(herein referred to as grantors) do grant, bargain, sell and convey unto

MARGARET LUQUIRE NICKLES and LABRENDA LUQUIRE WALKER

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

SHELBY

County, Alabama to-wit:

All that part of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 32, Township 21, Range 1 East which lies West of Shelby County Highway No. 61 (formerly known as the Old Montgomery Road), less and except ten acres more or less along the north side of said quarter-quarter section which was formerly owned by W. W. Lewis and F. W. Register.

The East 300 feet of the SE $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 32, Township 21, Range 1 East.

W. F. LUQUIRE, grantor herein, is one and the same person as WILLIE FRANKLIN LUQUIRE, grantee in that deed recorded in Volume 312, Page 349 in the Office of the Judge of Probate of Shelby County, Alabama.

This is a deed of correction, correcting that deed as recorded in Book 343, Page 475 in the Office of the Judge of Probate of Shelby County, Alabama.

STATE OF ALABAMA, SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED
Corrected
1985 JUN 28 AM 9:30
Thomas A. [Signature]
JUDGE OF PROBATE

Rec. 250
Ind. 100
350

BOOK 032 PAGE 396

TO HAVE AND TO HOLD Unto 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, I have hereunto set my hand(s) and seal(s), this 10th day of May, 1985

WITNESS:

[Signature] (Seal)

[Signature] (Seal)

[Signature] (Seal)

STATE OF ~~XXXXXX~~ GEORGIA
HOUSTON COUNTY

[Signature] (Seal)

W. F. LUQUIRE, by his attorney-in-fact, Margaret Luquire Nickles (Seal)

[Signature] (Seal)
Margaret Luquire Nickles, as attorney-in-fact for W. F. Luquire

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that MARGARET LUQUIRE NICKLES, whose name as attorney-in-fact for W. F. LUQUIRE, an unmarried man is signed to the foregoing conveyance and who signed the name of W. F. LUQUIRE to said conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance she, in her capacity as such attorney-in-fact, and with full authority, executed the same as and for the act of the said W. F. Luquire, on the day the same bears date.

AMERICAN TITLE INSURANCE CO.
2119 3rd AVENUE NORTH
BIRMINGHAM, ALABAMA 35203

Given under my hand and official seal this 10th day of May, A. D., 1985
[Signature] Notary Public, Georgia, State At Large
My Commission Expires June 23, 1986

STATE OF ALABAMA
Notary Public