

SEND TAX NOTICE TO:

(Name) Kimberly D. Lucas
1202 Breckenridge Park
 (Address) Helena, AL 35080
#58-13-8-28-1-001-024.02

This instrument was prepared by

(Name) Gene W. Gray, Jr.
2100 16th Avenue South
 (Address) Birmingham, Alabama 35205

Form TICOR 5400 1-84

CORPORATION FORM WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - TICOR TITLE INSURANCE

STATE OF ALABAMA
 COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Sixty-Three Thousand and no/100 Dollars

to the undersigned grantor, Nichols & Hill Construction Company, an Alabama Partnership (herein referred to as GRANTOR), in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto

Kimberly D. Lucas, Ralph F. Lucas and Joyce T. Lucas (herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County, Alabama.

Lot 2, Block 5, according to a Resurvey of Block 5 of a Resurvey of Breckenridge Park, as recorded in map book 11, Page 18, in the Probate Office of Shelby County, Alabama.

Subject to:

Advalorem taxes for the year 1987 which are a lien, but not due and payable until October 1, 1987.

Existing easements, restrictions, rights of way, set back lines, limitations, if any, of record.

\$ 62,643.00 of the consideration was paid from the proceeds of a mortgage loan.

STATE OF ALA. SHELBY CO.
 I CERTIFY THIS
 INSTRUMENT WAS FILED

1987 AUG 27 PM 3:48

Thomas A. Saunders, Jr.
 JUDGE OF PROBATE

1. Deed Tax \$ 50
 2. Mtg. Tax 00
 3. Recording Fee 250
 4. Indexing Fee 100
 TOTAL 400

THIS DEED IS BEING RE-RECORDED TO CORRECT A SCRIVENER'S ERROR IN THE ACKNOWLEDGEMENT

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 said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its who is authorized to execute this conveyance, has hereto set its signature and seal, this the

President, William D. Nichols
 20th day of August 1987

ATTEST:

NICHOLS & HILL CONSTRUCTION COMPANY, AN
 ALABAMA GENERAL PARTNERSHIP
William D. Nichols Its President
 General Partner

STATE OF ALABAMA
 COUNTY OF JEFFERSON

I, Gene W. Gray, Jr.
 State, hereby certify that William D. Nichols
 whose name as President of

Nichols & Hill Construction Company, an Alabama General Partnership is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation, General Partners

Given under my hand and official seal, this the

20th

day of August 1987

Notary Public

Return to:

RETURN TO:

Corley, Moncus, Bynum & DeBrys, Attorneys
2100 South 16th Avenue
Birmingham, Alabama 35205

TO

WARRANTY DEED

(Corporate form, jointly for life with
remainder to survivor)

STATE OF ALABAMA
COUNTY OF

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1987 NOV 18 PM 2:02

Thomas A. Knowlton, Jr.
JUDGE OF PROBATE

1. Deed Tax	\$ <i>Le Bonard</i>
2. Mtg. Tax	
3. Recording Fee	<u>5.00</u>
4. Indexing Fee	<u>2.00</u>
TOTAL	<u>7.00</u>

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, Gene W. Gray, Jr., a Notary Public in and for said County in said State, hereby certify that William D. Nichols, whose name as General Partner of Nichols & Hill Construction Company, an Alabama General Partnership is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that being informed of the contents of the conveyance, he, in his capacity as partner, executed the same voluntarily and as the act of said General Partnership.

Given under my hand and official seal, this the 20th day of August, 1987.

Gene W. Gray, Jr.
Notary Public



TICOR TITLE INSURANCE

This form furnished by:

316 - 21st Street North
Birmingham, Alabama 35203
(205) 251-8484

BOOK 160 PAGE 548