

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

**STATE OF ALABAMA**

**COUNTY OF SHELBY**

**KNOW ALL MEN BY THESE PRESENTS:** That for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable considerations paid to me by Grantees, the receipt in full and sufficiency whereof is acknowledged, I, the undersigned Grantor, **WILLIAM D. NICHOLS and wife, BRENDA ELLIOTT NICHOLS**, do grant, bargain, sell and convey unto the said Grantees, **William D. Nichols and Brenda Elliott Nichols, husband and wife**, for and during their joint lives and upon the death of either of them then to the survivor of them in fee simple, the following described real property, situated in Shelby County, Alabama, viz:

Lot 64, according to the Final Plat of Holland Lakes, Sector 1, as recorded in Map Book 34, Page 85, in the Probate Office of Shelby County, Alabama, being situated in Shelby County, Alabama.

Together with a Non-Exclusive Easement to use the Common Areas as more particularly described in Holland Place Declaration of Covenants, Conditions and Restrictions executed Holland Lakes, Inc. and filed of record as Instrument # 20050426000199570 in the Probate Office of Shelby County, Alabama.

Subject to easements, restrictions, reservations, rights of way, limitations, mortgages, covenants, and conditions of record, if any.

**Source of Title: Instrument # 20170620000218950**

**NOTE:** The purpose of this corrective deed is to convey this property to the grantee's as joint tenants with right of survivorship. The above referenced deed failed to convey as such.

**This deed prepared without benefit of title examination or survey. The draftsman makes no warranties as to the sufficiency of the interest conveyed.**

**TO HAVE AND TO HOLD** unto the said Grantees for and during their joint lives, and upon the death of either of them then to the survivor of them, in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And we do, for ourselves and for our heirs, executors and administrators, covenant with the said Grantees and their heirs and assigns of the survivor of them, that we are lawfully seized in fee simple of said real property, and that it is 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 Grantees as hereinabove provided, and their heirs and assigns of said survivor, forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, we have hereunto set our hands and seals, this 18<sup>th</sup> day of OCTOBER, 2018.

William D. Nichols (SEAL)  
**WILLIAM D. NICHOLS**

**STATE OF ALABAMA**

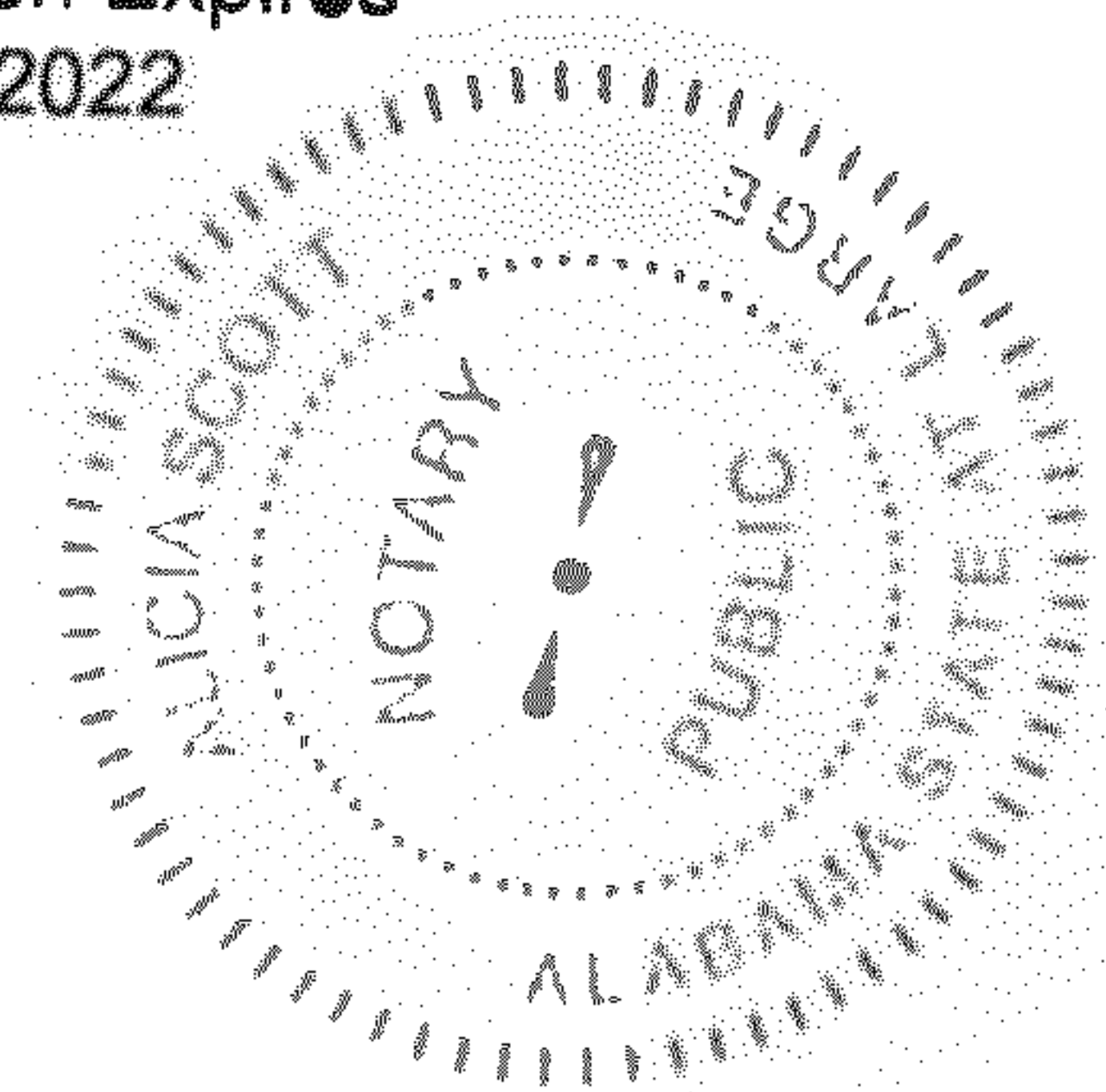
**COUNTY OF SHELBY**

I, the undersigned authority, a Notary Public in and for said County, in said State, do hereby certify that William D. Nichols, whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 18<sup>th</sup> day of OCTOBER 2018.

Alicia Scott  
Notary Public

My Commission Expires  
July 27, 2022





Brenda Elliott Nichols (SEAL)  
BRENDA ELLIOTT NICHOLS

**STATE OF ALABAMA**  
**COUNTY OF SHELBY**

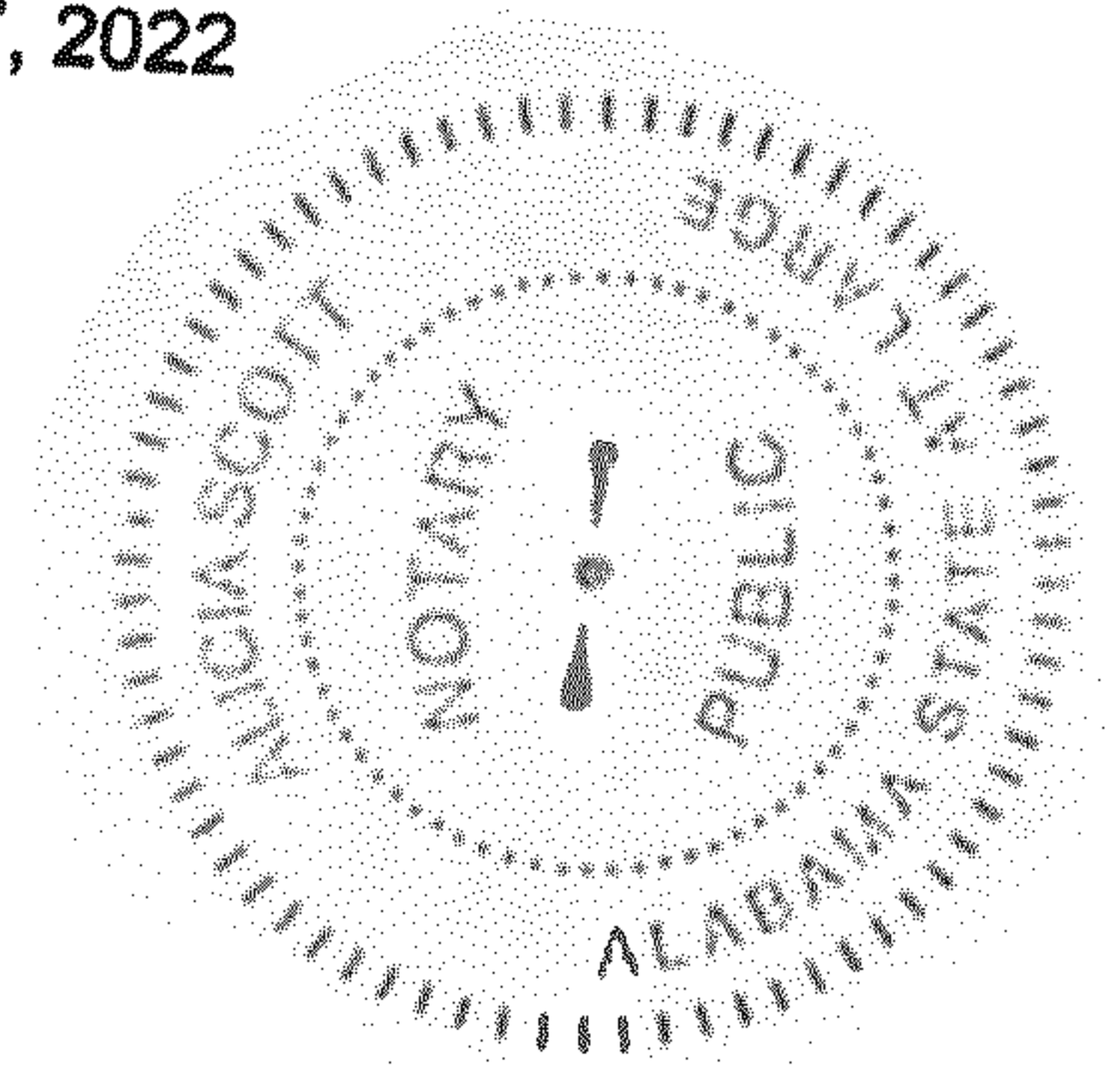
I, the undersigned authority, a Notary Public in and for said County, in said State, do hereby certify that Brenda Elliott Nichols, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 17<sup>th</sup> day of OCTOBER 2018.

Alicia Scott  
Notary Public

My Commission Expires  
July 27, 2022

This Instrument was Prepared By:  
BRADFORD & HOLLIMAN LLC  
John R. Holliman  
2491 Pelham Parkway  
Pelham, AL 35124  
Phone: (205) 663-0281  
Fax: (256) 259-3302



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
10/18/2018 03:24:29 PM  
\$21.00 CHARITY  
20181018000370360

Alicia S. Scott