

#3172

\$.55 Federal Stamps cancelled on this deed

BOOK 146 PAGE 151

Form 43-1—WARRANTY DEED (Rev. Sept., 1945)

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THE STATE OF ALABAMA

SHELBY County

Know All Men by These Presents, That in consideration of

THREE HUNDRED SEVENTY-FIVE AND NO/100 (\$375.00) DOLLARS

to the undersigned grantors Conrad M. Fowler and wife, Virginia Fowler, Wales Wallace, Jr. and wife, Elizabeth Wallace,

in hand paid by Norman Lefkovits

the receipt whereof is acknowledged we the said

Conrad M. Fowler, Virginia Fowler, Wales Wallace, Jr. and Elizabeth Wallace

do grant, bargain, sell and convey unto the said Norman Lefkovits

the following described real estate, to-wit: Lot 7 of Block C of College Park Addition (some time known as the Longshore Addition) to the Town of Columbiana, Alabama as shown by the map of said Addition now on record in Map Book No. 3, page 15, in the Office of the Judge of Probate of Shelby County, Alabama. Said lot being more particularly and otherwise described as follows: Commencing at the NW corner of the SW 1/4 of the NW 1/4 of Section 25, Township 21, South, Range 1 West, and run thence South 3 deg. 0' East along the West boundary of said section 264 feet to the back line of the North sidewalk of East College Street, continue thence in the same direction along said section line 471.4 feet to the back line of curb and South side of Mildred Street; run thence North 69 deg. East along said line 604 feet; run thence North 70 deg. 4' East 360 feet; run thence North 72 deg. 40' East 52 feet; run thence North 75 deg. 30' East 482 feet; turn thence an angle of 90 deg. to the right and run 10 feet; run thence South 14 deg. 30' East along the East side of E. E. Walton's lot 150 feet; run thence North 75 deg. 30' East 100 feet to the West side of Washington Street; thence run South 14 deg. 30' East 60 feet for point of beginning of lot herein conveyed; thence continue South 14 deg. 30' East 50 feet; run thence South 75 deg. 30' West 150 feet; run thence North 14 deg. 30' West 50 feet; run thence North 75 deg. 30' East 150 feet to point of beginning.

Subject to the same exceptions reserved by grantors herein in deed to Norman Lefkovits dated September 28, 1949 and recorded in Deed Book 141 at page 149 in the Probate Office of Shelby County, Alabama.

situated in Shelby County, Alabama.

To Have and to Hold, To the said ~~John Grady, his~~ Norman Lefkovits, his

heirs and assigns forever.

And we do, for ourselves and for our heirs, executors and administrators,

covenant with the said ~~John Grady, his~~ Norman Lefkovits, his

heirs and assigns; that we are lawfully seized in fee simple of said premises;

that they are free from all incumbrances; 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 Norman Lefkovits, his

heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, we have hereunto set our hand s and seal s, this

27th day of March, 19 51.

WITNESSES:

Conrad M. Fowler (Seal.)
Virginia M. Fowler (Seal.)
Paul C. Calver (Seal.)
Elizabeth Wallace (Seal.)

THE STATE OF ALABAMA

SHELBY County

I, Lilla Juzan

a Notary Public in and for said County, in said State,

hereby certify that Conrad M. Fowler, Virginia Fowler, Wales Wallace, Jr. and Elizabeth Wallace

whose names 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 27th day of March, A. D. 1951

Lilla Juzan
Notary Public

THE STATE OF ALABAMA

County

I, _____

a _____ in and for said County, in said State, hereby certify that

_____ subscribing witness to the foregoing conveyance, known

to me, appeared before me this day, and being 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 this the _____ day of _____, A. D. 19 _____

THE STATE OF ALABAMA

SHELBY County

I, Lilla Juzan

a Notary Public in and for said County, in said State, hereby certify that

on the 27th day of March, 1951, came before me the within named

Virginia Fowler and Elizabeth Wallace known to me (or made known to me) to be the wives of the

within named Conrad M. Fowler and Wales Wallace, Jr., respectively, who, being examined separate

and apart from the husband touching ~~her~~ their signature to the within conveyance they acknowledged that ~~she~~

their signed the same of ~~her~~ their own free will and accord, without fear, constraint or threats on the part of the husbands.

In Witness Whereof, I hereunto set my hand this 27th day of

March, A. D. 19 51.

Lilla Juzan
Notary Public

STATE OF ALABAMA, SHELBY COUNTY

I, L.C. Walker, Judge of Probate, hereby certify that the within Deed was filed for record the 2 day of June, 19 51 at 8 o'clock A. M. and recorded in the Record Page 151 and the Mortgage Tax of — Deed Tax .50 has been paid.

L.C. Walker Judge of Probate