



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

THE STATE OF ALABAMA

Shelby County

Know All Men by These Presents, That in consideration of \$ 5,000.00 and of the grantee assuming and agreeing to pay that certain mortgage from the grantors to Harry Gordon and Henry Johnson for the principal balance of \$7,375.00 dated December 5, 1947, and recorded in Mortgage Book 202, Page 207 in the Probate Office of Shelby County, Alabama, to the undersigned grantor Doris Farr and husband, E. D. Farr

in hand paid by Sonya D. Lefkovits

the receipt whereof is acknowledged we the said

Doris Farr and husband E. D. Farr



do grant, bargain, sell and convey unto the said Sonya D. Lefkovits

the following described real estate, to-wit: Beginning at the northwest corner of SW<sup>1</sup>/<sub>4</sub> of NW<sup>1</sup>/<sub>4</sub> of Section 25, Township 21, Range 1 West, thence run south along the west boundary of said Section 25 a distance of 264 feet to the north line of East College Street, said point being the front corner between the property of Frank Norris and the property of Willie S. Lokey; thence south, 61 degrees and 30 minutes west, 269.0 feet to a point; thence run south, 86 degrees and 30 minutes west, 224.15 feet to a point on the west line of Main Street and 3.0 feet south of the north line of West College Street; thence run north along the west line of Main Street a distance of 3.0 feet to the beginning point, being the southeast corner of that certain two story brick building heretofore known as the Liles Building; thence continue north along the west line of Main Street a distance of 26.75 feet, more or less, to the center of that certain brick wall between the building now owned by Doris Farr and the building now occupied by Sumter Farm and Stock Company, Incorporated; thence run west along the center of said wall and the extension of said center line, if necessary, 93 feet to a point; thence run south and parallel with the west line of Main Street, 26.75 feet to the north line of West College Street; thence run east along the north line of said street a distance of 93 feet to the point of beginning; being a lot fronting 26.75 feet on the west side of Main Street and running back 93 feet of uniform width. Together with a perpetual right of way and easement for use as a foot passage, the passage of vehicles of all kinds and descriptions and for all other reasonable and usual purposes over an alley which said alley is hereby dedicated to the public, and described as follows, to-wit: Begin at a point on the north line of West College Street, which is the south line of the property conveyed by Eva M. Watson and husband to Henry Johnson by deed dated September 16, 1946, and recorded in the Probate Office of Shelby County, Alabama, in Deed Book 125 Page 329, 93 feet west of the west line of Main Street, and run thence in a northerly direction parallel with the west line of Main Street 82 feet across said property conveyed to Henry Johnson to the northern boundary line thereof; thence run westerly along said northern boundary line 8 feet to a point; thence run southerly 82 feet and parallel with the west line of Main Street to the north line of West College Street, and the southern margin of the property so conveyed to Henry Johnson; thence run easterly 8 feet to the point of beginning; situated in Shelby County, Alabama.

This deed is subject to that certain mortgage from Henry Johnson to Eva M. Watson, dated September 16, 1946, and recorded in Mortgage Book 196 Page 334 in the Probate Office of Shelby County, Alabama.



To Have and to Hold, To the said Sonya D. Lefkovits, her

heirs and assigns forever.

And we do, for ourselves and for our heirs, executors and administrators, covenant with the said Sonya D. Lefkovits, her

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

Sonya D. Lefkovits, her

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

In Witness Whereof, we have hereunto set our hands and seals, this

26<sup>th</sup> day of September, 1951.

WITNESSES:

Doris Farr (Seal.)

Doris Farr

E. D. Farr (Seal.)

E. D. Farr

(Seal.)

THE STATE OF ALABAMA

Shelby County

I, Harold Harrison,

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

hereby certify that Doris Farr and husband, E. D. Farr

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 26 day of September, A. D. 1951.

Harold Harrison  
Notary Public for State of Ala

THE STATE OF ALABAMA

Filed in the office of the Probate Judge on the 27 day of Sept 1951 at 10 o'clock AM  
and recorded in Deed Book 148 Page 279 this 2 day of Oct 1951.  
Deed Tax 5.00 Mortgage Tax — has been paid.

L.C. Walker, Judge of Probate