

STATE OF ALABAMA.

SHELBY

COUNTY

2679

KNOW ALL MEN BY THESE PRESENTS, That in consideration of

- FIVE THOUSAND AND NO/100 (\$5,000.) -

DOLLARS

to the undersigned grantor A.D. Gordon and wife, Margery F. Gordon,

in hand paid by Norman L. Lefkovits and Sonya D. Lefkovits

the receipt whereof is acknowledged, we the said A.D. Gordon and Margery F. Gordon

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

an undivided one-fourth interest in and to

the following described real estate, to-wit: One lot in the City of Columbiana, Shelby

County, Alabama, on the West side of Main Street as described in

Attachement A hereto date February 9, 1967, titled "Description of

Property on Main Street in Columbiana, Shelby County, Alabama, being

conveyed by Max Goldberg, Morris Goldberg, A.D. Gordon and Harris M.

Gordon and their respective wives to Norman L. Lefkovits and wife,

Sonya D. Lefkovits, by deed dated this same date".

situated in Columbiana, Shelby County, Alabama.

TO HAVE AND TO HOLD, To the said Norman L. Lefkovits and Sonya D. Lefkovits,  
their

heirs and assigns, forever.

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

covenant with the said Norman L. Lefkovits and Sonya D. Lefkovits, their

heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from  
except as outlined above and 1967 taxes to be paid by Grantors  
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

Norman L. Lefkovits and Sonya D. Lefkovits, their

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

Ninth day of February, 1967.

WITNESSES:

A.D. Gordon (Seal)  
(A.D. Gordon)

Margery F. Gordon (Seal)  
(Margery F. Gordon)

(Seal)

(Seal)

# THE STUDY

# The State of Alabama

**COUNTRY**

To

of the Probate Court of said County,  
I certify that the foregoing conveyance  
filed for registration in this office on

day of \_\_\_\_\_ 19\_\_

as recorded in Vol. \_\_\_\_\_ Record of \_\_\_\_\_

1, Pages \_\_\_\_\_ on \_\_\_\_\_

day of \_\_\_\_\_ 19\_\_

ten under my hand at office, this

day of \_\_\_\_\_ 19\_\_

*Judge of Probate.*

10 Feb, 5

The State of Alabama )  
Etowah                    COUNTY )

# Etowah

COUNTY

1. Ernestine Robertson

Notary Public

in and for said County, in said State,

hereby certify that A.D. Gordon and wife, Margery F. Gordon,

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 the conveyance, they

executed the same voluntarily on the day the same bears date.

Given under my hand this 13<sup>th</sup> day of February, A.D. 19 67

Ernestine Robertson

TITLE: Notary Public

The State of Alabama

COUNTY

1.

a \_\_\_\_\_ in and for said County, in said State,

do hereby certify that

a 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 \_\_\_\_\_ day of \_\_\_\_\_, A. D. 19\_\_\_\_

**The State of Alabama**  
**COUNTY**

COUNTY

1.

\_\_\_\_\_ in and for said County, in said State,

do hereby certify that on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, came before me the

within named \_\_\_\_\_ known to me (or made known to me) to be the wife of  
the within named \_\_\_\_\_

\_\_\_\_\_ who being examined separate and apart from the husband, touching her signature to the within conveyance, acknowledged that she signed the same of her own free will and accord, and without fear, constraint or threats on the part of the husband. \_\_\_\_\_

In Witness Whereof, I hereunto set my hand this \_\_\_\_\_ day of \_\_\_\_\_, A. D. 19\_\_\_\_



ATTACHMENT A  
February 9, 1967

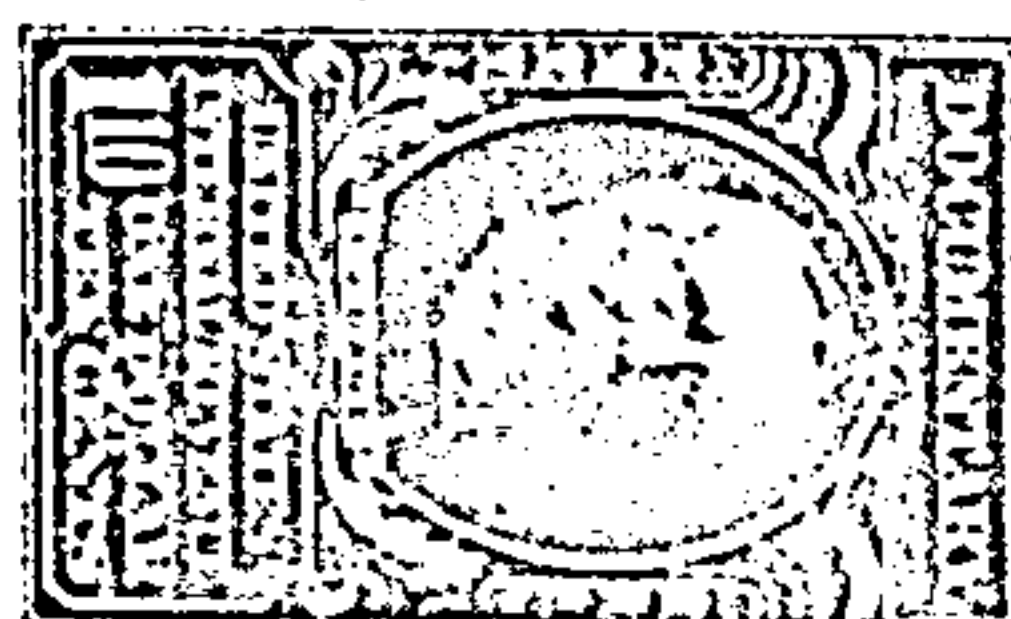
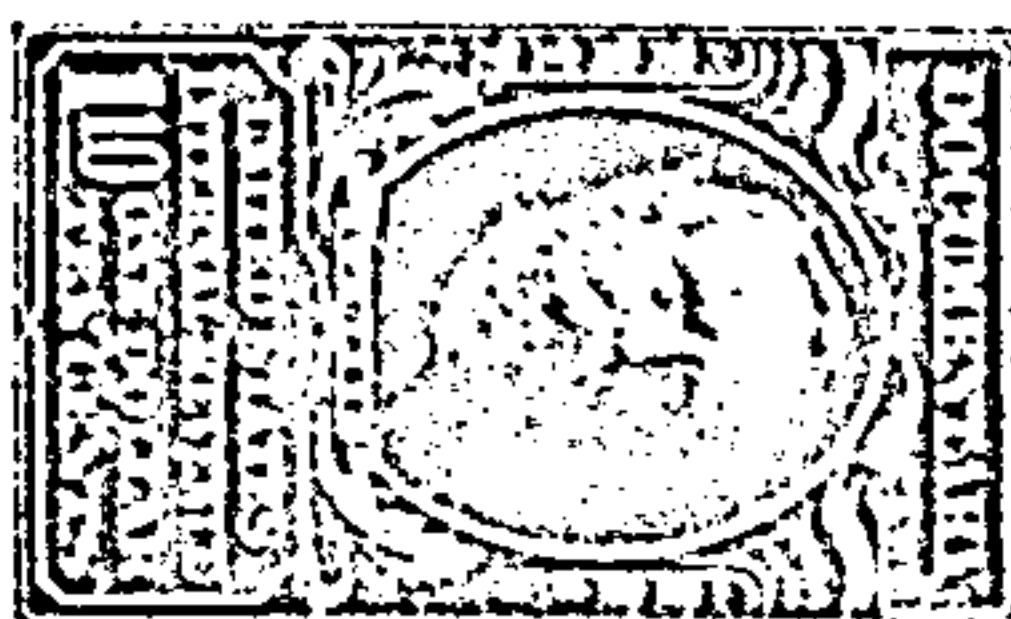
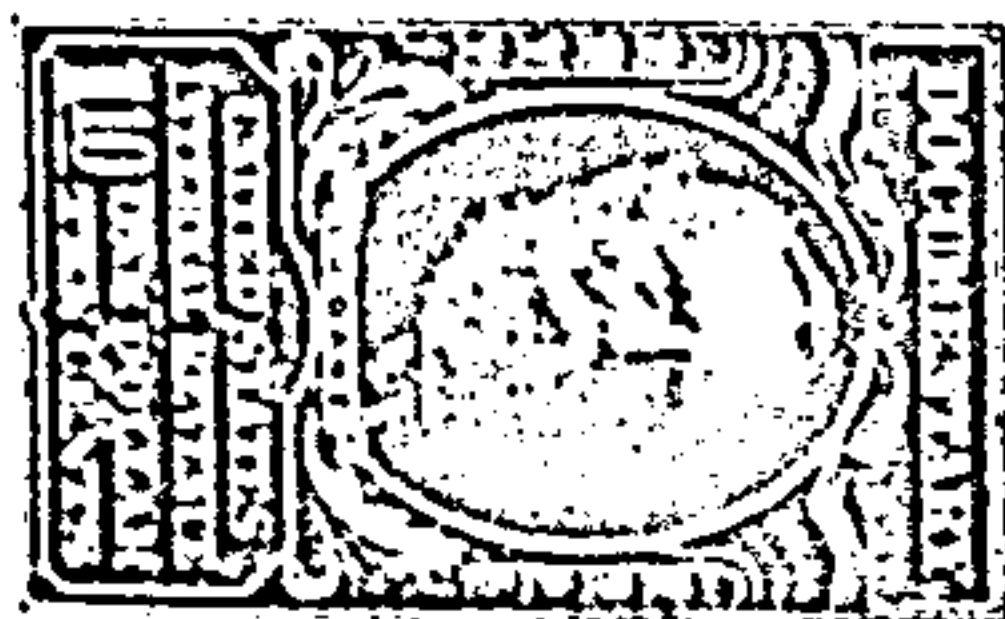
Description of Property on Main Street in Columbiana, Shelby County, Alabama, being conveyed by Max Goldberg, Morris Goldberg, A.D. Gordon and Harris M. Gordon and their respective wives to Norman L. Lefkovits and wife, Sonya D. Lefkovits, by deed dated this same date.

One lot or parcel of land in the City of Columbiana, Shelby County, Alabama, on which is now located a brick building occupied by Columbiana 5 & 10¢ Store, which said lot or parcel of land is bounded as follows: Beginning at the northeast corner of the lot owned by A.P. Longshore of May 9, 1924, and now owned by Karl C. Harrison, and at the southeast corner of the lot or parcel of land herein conveyed and on the west side of Main Street, and running north along the west side of Main Street forty and one-half feet, more or less, to the southeast corner of the brick store building formerly occupied by Columbiana Drug Company and City Drug Company, and formerly owned by Max Lefkovits and now occupied by the Columbiana Leader; thence running west along the south side of the Columbiana Leader Store Building lot 128 feet and 9 inches, more or less, to the lot formerly owned by C.W. O'Hara and later owned by George Tinney and by J.R. Meigs, and now owned by Robert E. Liveoak; thence run south forty and one-half feet along the line of said Liveoak property; thence east 128 feet and 9 inches, more or less, to the point of beginning; which said property may be further described as follows: One brick store had lot in the City of Columbiana, Alabama, fronting 40½ feet on the west side of Main Street and running back that uniform width west 128 feet and 9 inches, being situated between lot formerly owned by Max Lefkovits, and now owned by Dorothy Lefkovits and Norman L. Lefkovits, on the north, and the lot formerly owned by the Columbiana Savings Bank, and now owned by Karl C. Harrison, on the south.

Also, all rights and privileges the Grantors have to join the south wall of said building occupied by the Columbiana Leader and now owned by Dorothy Lefkovits and Norman L. Lefkovits and all right in said wall, or any wall that may replace the same, which were conveyed by E.D. Hall to Gordon DuBose on January 15, 1902, by deed recorded in Vol. 24 of Deeds, Page 574, Probate Office of Shelby County, Alabama.

Also, a perpetual easement on 13 inches off the southern part of a lot in the Town of Columbiana, Alabama, extended in a straight line immediately west and from the rear of the south wall of said building on the west side of Main Street formerly occupied by the City Drug Company and the Columbiana Drug Company, and now owned by Dorothy Lefkovits and Norman L. Lefkovits and occupied by the Columbiana Leader, said strip of 13 inches extending west from said rear of said south wall of said Lefkovits building to the eastern boundary line of said lot formerly owned and occupied by C.W. O'Hara and now owned by Robert E. Liveoak, and bounded on the south by the lot above described, said easement consisting of the right to building and keep a brick wall or walls at all times on said 13 inch strip or any part of the same and to join the same to the rear of said southern wall of said Lefkovits Building or any wall that may replace the same. It is intended to be conveyed by the Grantors the same property and rights as conveyed in deed dated May 9, 1924, from Columbiana Savings Bank to Pearle Friedberger, recorded in Deed Record 106 at Page 147, Probate Office of Shelby County, Alabama, and this deed is subject to an agreement as to an alley 20 feet wide on the west side of the lands herein described recorded in Volume 29, Page 284, Probate Office of Shelby County, Alabama, and subject to any and all apparent encroachments and easements, easements of record, and lease from Grantors to Grover C. Burks, dated 1 December, 1965, which said lease has been assigned to L.E. Wallace.

The above description which refers to a lot "now owned by Dorothy Lefkovits and Norman L. Lefkovits" is, in fact, controlled by the Will of Max Lefkovits recorded in Will Book 12, page 259 in Probate Office of Shelby County, Alabama, specifically by paragraph Fourth of said Will.



JUDGE OF PROBATE

RECORDED  
INDEXED  
FEB 16 1967  
COLUMBIANA, ALA.  
DEED & PAGE 15 SHOWN ABOVE

STATE OF ALA. SHELBY CO.  
INSTRUMENT NO. 115  
FILED

5.00