

24,000

345-

WARRANTY DEED

This instrument was prepared by
Steven R. Sears, attorney
11 South Main Street, BX 4
Montevallo, AL 35115+0004
telephone: 665-1211
without benefit of title evidence.

Please send tax notice to:

Michael B. Spiller
BX 824
Tuscaloosa, AL 35402

State of Alabama)
County of Shelby)

Know all men by these presents, that in consideration of good and valuable consideration, to the undersigned grantors in hand paid by the grantee herein, the receipt whereof is acknowledged, we, Lois Cohn and husband Arthur Cohn, of 200 W 86th St, Apt 11M, New York, NY 10024; Reita Barasch, an unmarried woman, of 1814 Winnsboro Road, Birmingham, AL 35213; Bennie Witt and wife Pauline Witt, of 3639 Bankhead Avenue, Montgomery, AL 36111; Margaret G. Salloway and husband Maurice "Sonny" Salloway, of 1600 Springhill Road, Sylacauga, AL 35150; and Charles Goldberg and wife Kristi Goldberg, of 3512 Knollwood Drive, Anniston, AL 36201, do grant, bargain, sell, and convey unto Michael Bailey Spiller, a married man, of BX 824, Tuscaloosa, AL 35402; Jimmie Gene Spiller Hayes, a married woman, of BX 824, Tuscaloosa, AL 35402; Nedra Gail Spiller Franks, a married woman, of BX 824, Tuscaloosa, AL 35402; Joan Denise Spiller Ashcraft, a married woman, of BX 824, Tuscaloosa, AL 35402, of BX 824, Tuscaloosa, AL 35402, equally, as tenants in common, (herein referred to as grantees) the following described real estate situated in Shelby County, Alabama, to-wit:

A portion of Lot 18, according to the original plan of the Town of Montevallo, more particularly described as: Commence at the southmost corner of said lot 18, which point is also the intersection of the northwesterly margin of Shelby Street with the northwesterly margin of Main or Broad Street, and proceed northeasterly along the northwest margin of Main or Broad Street 52 $\frac{1}{2}$ feet; thence northwesterly, parallel to Shelby Street, 150 feet; thence southwesterly parallel to Main or Broad Street 52 $\frac{1}{2}$ feet to the northeasterly margin of Shelby Street; thence southeasterly along said margin 150 feet to the point of beginning.

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Two buildings have been erected on the conveyed property, both joined and now known collectively as "35 South Main Street". The restrictions, burdens, and servitudes pertaining to the former party wall between these two buildings are hereby extinguished by merger. It is the intent of this instrument to convey these buildings, their grounds, contents and accouterments, whether or not correctly described above.

The restrictions pertaining to the party wall along the northeasterly border of the conveyed property, dividing it from 31 South Main, (now used as an office of State Farm Insurance Company), remain in full effect.

Subject to a thirty foot wide easement to the City of Montevallo along the northwest edge of the conveyed property for public access, gas and water utility lines, and placement of dumpsters for garbage removal.

Source of title: 1/2 the above described property conveyed to Lois Cohn by a warranty deed executed July 30, 1975 by Jennie G. Hoffman and Ellis Hoffman, and recorded in the Shelby County Probate Office on July 31, 1975, at Deed Book 293, pages 717-8; 1/2 the above described property deeded to Morris Goldberg and wife Jessie Goldberg; Max Goldberg, an unmarried man; Hyman Goldberg and wife Goldie Goldberg; and Harry Witt and wife Beckey Witt, from whom the other grantors take by devise and descent, in 1938, by Ella L. Mitchell. (Grantor Margaret G. Salloway being also the grantee of a warranty deed from Sidney J. Goldberg and wife Arline L. Goldberg executed in 1981 and recorded 29 October 1981 at Deed Book 335, pages 687-8 of the Shelby County Probate Office)

The conveyed property forms no part of the homestead of any grantor hereof. Each grantor has other property which does form homestead.

To have and to hold to the said grantees, their heirs and assigns forever.

We, Lois Cohn and husband Arthur Cohn; Reita Barasch, an unmarried woman; Bennie Witt and wife Pauline Witt; Margaret G. Salloway and husband Maurice "Sonny" Salloway; and Charles Goldberg and wife Kristi Goldberg, do for ourselves and for our heirs, executors, and administrators covenant with the said grantee, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; 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, their heirs and assigns forever, against the lawful claims of all persons.

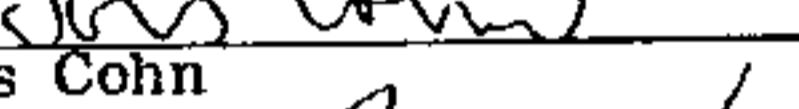
In witness whereof, we have set our hands and seals at various times and places, to be effective December 17, 1987.

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BOOK

Witness:

Witness:
F. Theodore Prochazka
F. Theodore Prochazka

 (Seal)

Lois Cohn
 (Seal)

Arthur Cohn

State of New York)
County of New York)

I, the undersigned notary public for the State of New York, hereby certify that Lois Cohn and husband Arthur Cohn, whose names are signed to the foregoing conveyance, and who are (made) 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 and official seal this 22 December 1987.

Notary public

MITTY M. KIMURA
NOTARY PUBLIC, State of New York
No. [REDACTED]
Qualified in New York County
Commission Expires Oct. 31, 1989

Witness:

Reita Barasch (Seal)
Reita Barasch

State of Alabama)
County of Jefferson)

I, the undersigned notary public for the State of Alabama at Large, hereby certify that Reita Barasch, an unmarried woman, whose name is signed to the foregoing conveyance, and who is (made) 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 19 December 1987.

John J. Blackmon
Notary public
My Commission Expires 4/15/89

Witness:

Andrea M. Smart
Dawn M. Smart

Bennie Witt (Seal)
Bennie Witt

Pauline Witt (Seal)
Pauline Witt

State of Alabama)
County of Montgomery)

I, the undersigned notary public for the State of Alabama at Large, hereby certify that Bennie Witt and wife Pauline Witt, whose names are signed to the foregoing conveyance, and who are (made) 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 and official seal this 21 December 1987.

Jeffrie Wright Brown
Notary public

MY Commission expires 9-28-91

Witness:

Tricia R. Clark

James K. Green

Margaret Salloway (Seal)
Margaret Salloway

Maurice "Sonny" Salloway (Seal)
Maurice "Sonny" Salloway

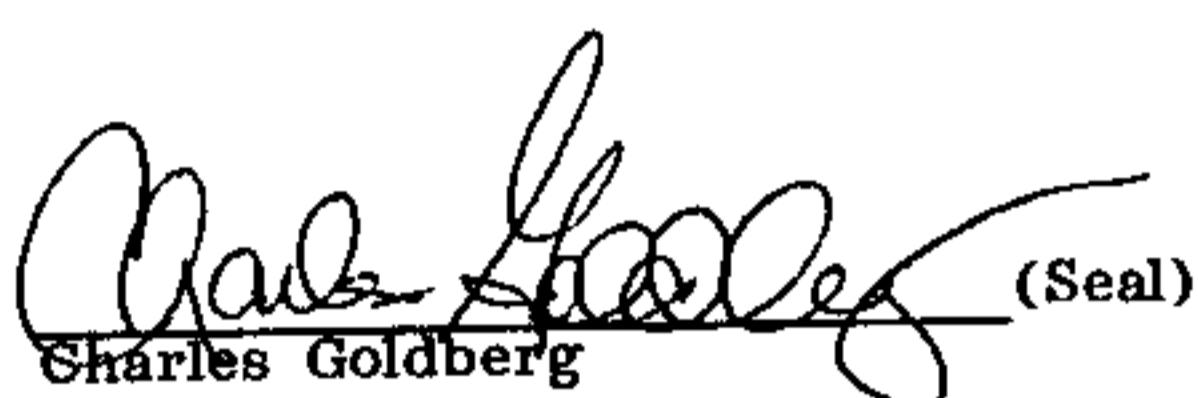
State of Alabama)
County of Talladega)

I, the undersigned notary public for the State of Alabama at Large, hereby certify that Margaret Salloway and husband Maurice "Sonny" Salloway, whose names are signed to the foregoing conveyance, and who are (made) 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 and official seal this 17th December 1987.

Patricia L. Duncan
Notary public
My common exp. 3-2-89

Witness:


Charles Goldberg (Seal)


Kristi Goldberg (Seal)

State of Alabama)
County of Calhoun)

I, the undersigned notary public for the State of Alabama at Large, hereby certify that Charles Goldberg and wife Kristi Goldberg, whose names are signed to the foregoing conveyance, and who are (made) 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 and official seal this 31 December 1987.


Notary public 5-1-88 Comm. Expire

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

88 JAN 6 AM 10:03


JUDGE OF PROBATE

1. Deed Tax	\$ 24.00
2. Mtg. Tax	—
3. Recording Fee	\$ 17.50
4. Indexing Fee	\$ 10.00
TOTAL	\$ 51.50