

#10,000.00

This instrument was prepared by

1155

HARRISON, CONWILL, HARRISON & JUSTICE
P. O. Box 557
Columbiana, Alabama 35051

WARRANTY DEED

STATE OF ALABAMA
Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One and no/100-----dollars and other good and valuable considerations

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,
William R. Justice, a married man

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Hewitt L. Conwill
(herein referred to as grantee, whether one or more) ^{my undivided interest in and to} the following described real estate, situated in
Shelby County, Alabama, to-wit:

Commence at the North edge of the Columbiana Leader Store building at the SW intersection of Alabama State Highway No. 70, and Main Street in the City of Columbiana, Alabama, and run South along the West line of Main Street 110.90 feet to the South edge of the southern wall of the Gordon building formerly known as the Goldberg-Gordon Building, now owned by Lefkovits, to the point of beginning; thence west along the South line of said Gordon building and an extension thereof 90.06 feet; thence continue in the same direction west 38 feet 9 inches to the west side of a paved alley situated West of the old First National Bank building lot on Main Street in the City of Columbiana, Alabama; thence South along the west side of alley 23.5 feet; thence East and parallel with the North line of said lot being described for 38 feet and 9 inches; thence South and parallel with Main Street for 23 feet; thence East and parallel with the North line of said lot being conveyed and along the center of the North wall of the Mitchell building, now used as a pool room for 90.06 feet to the west edge of Main Street; thence along same North 46.50 feet to the point of beginning; being situated in the SE 1/4 of the NE 1/4 of Section 26, Township 21, Range 1 West, and lying on the West side of Main Street in the City of Columbiana, Alabama, together with the right and privileges of joining to the South wall of said Gordon building situated just North of the above-described lot and also all rights in said wall or any wall that may replace the same which was conveyed by E.D. Hall to Gordon Dubose on January 15, 1902, by deed recorded in Deed Book 24, page 574, in the Probate Office of Shelby County, Alabama.

BOOK 334 PAGE 144

THE PROPERTY DESCRIBED ABOVE IS NOT THE HOMESTEAD OF THE GRANTOR HEREIN. HEWITT L. CONWILL will assume and pay the outstanding mortgage on subject property to First National Bank of Columbiana; said mortgage GRANTEE'S ADDRESS: being recorded in Book 169, page 132, Probate Office P.O. Box 557
Columbiana, Alabama 35051

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will, and my (our) heirs, executors and administrators shall warrant and defend the same to the said grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 15 day of March, 1991.

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

(SEAL) William R. Justice (SEAL)
William R. Justice

91 MAR 19 PM 3:30

(SEAL) _____ (SEAL)
JUDGE OF PROBATE (SEAL)

1. Head Tax _____ \$10.00 (SEAL)
2. _____
3. _____
4. _____
5. Notary Fee _____
6. Certified Fee _____
Total _____ \$16.00

STATE OF Alabama
Shelby COUNTY

General Acknowledgment

I, _____ the undersigned _____ a Notary Public in and for said County,
in said State, hereby certify that **William R. Justice, a married man**

Whose name(s) 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 15 day of March, A.D. 1991
Benita J. Davidson