

THIS INSTRUMENT IS BEING EXECUTED TO COMPLY WITH THE PROVISIONS OF THE LAST WILL AND TESTAMENT OF NORMAN L. LEFKOVITS, DECEASED WHICH WAS PROBATED IN THE PROBATE COURT OF SHELBY COUNTY, ALABAMA, CASE NUMBER 35-190.

This instrument was prepared by
WALLACE, ELLIS, FOWLER & HEAD, ATTORNEYS AT LAW
COLUMBIANA, ALABAMA 35051

STATE OF ALABAMA)
COUNTY OF SHELBY)

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Nineteen thousand and No/100 (\$19,000.00) and other good and valuable considerations to the undersigned, **SONYA D. LEFKOVITS**, as Executrix and Personal Representative of the Estate of Norman L. Lefkovits, deceased (herein referred to as "Grantor"), in hand paid by **HEWITT L. CONWILL** (herein referred to as "Grantee"), the receipt of which is hereby acknowledged, the said Grantor does by these presents grant, bargain, sell and convey unto the said Grantee, the following and hereinafter described parcel of real estate situated in Shelby County, Alabama, to-wit:

One lot on the East side of Main Street in the Town of Columbiana, Shelby County, Alabama on Main Street 16.5 feet bounded on the South by the building formerly owned by A.P. McGhee and now owned by R. L. Merrell, on the East by a vacant lot of the estate of W. B. Brown, on the North by a brick building formerly belonging to A. A. Acker which is now used and known as the Dorough-Martin Barber Shop, on the West by Main Street; also a 1/2 interest in the brick wall forming the south wall of said Acker or Dorough and Martin Barber Shop lot, and fronting 16.5 feet on Main Street and running back of uniform width each a distance of 50 feet to the aforesaid vacant lot of the estate of W. B. Brown.

SUBJECT TO THE FOLLOWING EXCEPTIONS AND CONDITIONS:

1. Taxes for 1997 and subsequent years. 1997 ad valorem taxes are a lien but not due and payable until October 1, 1997.
2. Terms and conditions as contained in agreement in Deed Book 299, Page 714 recorded in Probate Office.
3. Permits and rights of way of record.

TO HAVE AND TO HOLD to the said Grantee, and to Grantee's heirs and assigns forever.

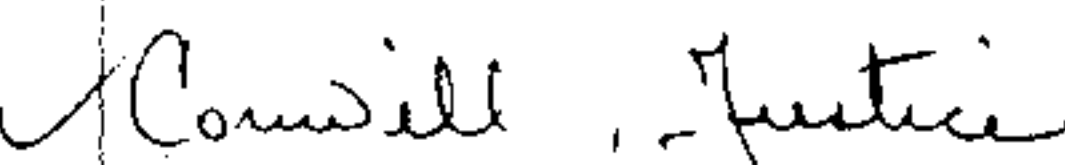
IN WITNESS WHEREOF, the said Grantor, who is authorized to execute this conveyance, has hereunto set her signature and seal, this the 5th day of June, 1997.


Witness


Sonya D. Lefkovits, As Executrix and Personal Representative of the Estate of Norman L. Lefkovits, deceased

Inst # 1997-17302

06/03/1997-17302
01:32 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
DOE HCB 30.00



Inst # 1997-17302

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Sonya D. Lefkovits whose name as Executrix and Personal Representative of the Estate of Norman L. Lefkovits, deceased 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 she as such Executrix and Personal Representative, and with full authority, executed the same voluntarily for and as an act of the said estate, acting in her capacity as Executrix and Personal Representative as aforesaid, on the day the same bears date.

Given under my hand and official seal this 3rd day of June, 1997.

Conrad M. Fowler Jr.
Notary Public

My Commission Expires: 8/8/2000

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06/03/1997-17302
01:32 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 NCD 30.00