

SEND TAX NOTICE TO:

Name: Sonya D. Lefkovits
Address: P.O. Box 1458
Columbiana, AL 35051

This Instrument was prepared by:
WALLACE, ELLIS, FOWLER & HEAD
P. O. Box 587
Columbiana, AL 35051

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of ONE DOLLAR (\$1.00) 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, Sonya D. Lefkovits, widow of Norman L. Lefkovits (herein referred to as grantors) do grant, bargain, sell and convey unto Sonya D. Lefkovits, as the trustee of the testamentary trust under the Will of Norman L. Lefkovits, deceased (herein referred to as grantee, whether one or more), an undivided one-half (1/2) interest in and to the following described real estate, situated in Shelby County, Alabama, to-wit:

PARCEL A:

That certain real property located in Shelby County, Alabama more particularly described as follows:

That certain parcel or tract of land in the Town of Columbiana, Alabama, described as beginning at a point on the West side of the West margin of North Main Street at the NE corner of the lot formerly known as the W. W. Albright residence lot, which is further marked by the intersection of the West margin of North Main Street with the North section line of Section 26, Township 21, Range 1 West, and run thence North along the West margin of North Main Street a distance of 169 feet; running thence West a distance of 420 feet, more or less, to an alley; running thence South along said alley a distance of 169 feet, to the NW corner of said home lot of said W. W. Albright, which is the North Section line of said Section 26, as aforesaid; thence run East along the North line of said Section a distance of 420 feet, more or less, to the point of beginning. All situated in the Town of Columbiana, Shelby County, Alabama. (source of title: deed book 202, page 146)

PARCEL B:

That certain real property located in Shelby County, Alabama more particularly described as follows:

Commence at a point on the West side of the West margin of North Main Street in the Town of Columbiana, Alabama, at a point being the NE corner of the lot formerly known as the W.W. Albright residence lot, which said point is further marked by the intersection of the West margin of North Main Street with the North Section line of Section 26, Township 21, Range 1 West; and run thence North along the West margin of said North Main Street a distance of 169 feet to point of beginning of the lot herein described and conveyed; and which is the point constituting the NE corner of that certain property described in deed from Alvin P. Lefkovits and wife, Dorothy Lefkovits, to Norman Lefkovits and wife, Sonya Lefkovits recorded in the Probate Office of Shelby County, Alabama in Deed Book 202, page 146; from said beginning point run thence North along the West margin of said North Main Street a distance of 73 feet to a point; thence West 420 feet, more or less, to an alley; thence run South along the East boundary of said alley a distance of 73 feet to the NW corner of said property described in the Probate Office of Shelby County, Alabama in Deed Book 202, Page 146; thence East along the North boundary of said described property 420 feet, more or less, to point of beginning. (source of title: deed book 228, page 758)

This deed is executed by the grantor pursuant to the provisions of that certain Disclaimer of Sonya D. Lefkovits as filed in the matter of the Estate of Norman L. Lefkovits, deceased, Instrument No. 1997-08818, as recorded in the Office of the Judge of Probate of Shelby County, Alabama.

09/12/1997-29450
11:48 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 NCB 12.50

Inst # 1997-29450

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 the said grantees, 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 noted 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 grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this 12th day of September, 1997.

Sonya D. Lefkovits (SEAL)
Sonya D. Lefkovits

STATE OF ALABAMA

SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Sonya D. Lefkovits, widow of Norman L. Lefkovits 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 12th day of September, 1997.

Conway M. Fowler
Notary Public

Inst # 1997-29450

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