

SEND TAX NOTICE TO:

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

Inst # 1997-29451

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, as Personal Representative of the Estate of Norman L. Lefkovits, deceased (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:

PROPERTY BEING DESCRIBED ON EXHIBIT "A" ATTACHED HERETO AND MADE PART AND PARCEL HEREOF AS FULLY AS IF SET OUT HEREIN, WHICH SAID EXHIBIT IS SIGNED FOR THE PURPOSE OF IDENTIFICATION.

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.

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, as Personal Representative
 of the Estate of Norman L. Lefkovits, deceased

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, whose name as 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 Personal Representative, and with full authority, executed the same voluntarily for and as an act of the said estate, acting in her capacity as Personal Representative as aforesaid, on the day the same bears date.

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

Conrad M. Fowler
 Notary Public
 09/12/1997
 11:48 AM CERTIFIED
 SHELBY COUNTY JUDGE OF PROBATE
 902 HCB 12.30

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.B. 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.

SIGNED FOR IDENTIFICATION:

Sonya D. Lefkovits
Sonya D. Lefkovits, as Personal Representative of the Estate of Norman L. Lefkovits, deceased

Inst # 1997-2945

09/12/1997-2945
11:48 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MC3 12.50

RECORDED
FILED
JUL 16 PM 1:24
STATE OF ALA. SHELBY CO.
CLERK
THIS INSTRUMENT WAS FILED
JUL 16 PM 1:24
07.00