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Shelby Cnty Judge of Probate, AL
05/10/2011 01:33:51 PM FILED/CERT

Shelby County, AL 05/10/2011
State of Alabama
Deed Tax: \$107.00

This instrument was prepared by:
Wallace, Ellis, Fowler & Head
P O Box 587
Columbiana, AL 35051

Send Tax Notice to:

Bill Brasher
P.O. Box 339
Shelby, AL 35143

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of One Hundred Six Thousand Eight Hundred Seventy Five and No/00 Dollars (\$106,875.00) to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, Marsha Phyllis Lefkovits, also known as Marsha Lefkovits, a married woman, (herein referred to as grantor, whether one or more) does grant, bargain, sell and convey unto, Bill Brasher, (herein referred to as grantee, whether one or more), all of my interest in and to the following described real estate, situated in Shelby County, Alabama, to-wit:

Begin at the point of intersection of the South right of way line of West College Street and the West right of way line of Main Street in Columbiana, Alabama, said point of intersection being the NE corner of the lot herein conveyed; thence run in a Southerly direction along the West right of way line of Main Street a distance of 71 feet; thence turn an angle to the right and run in a Westerly direction parallel with the South right of way line of West College Street, a distance of 108.75 feet; thence turn an angle to the right and run in a Northerly direction parallel with the West right of way line of Main Street a distance of 71 feet, more or less, to the point of intersection with the South right of way line of West College Street; thence turn an angle to the right and run in an Easterly direction along the South right of way line of West College Street a distance of 108.75 feet, more or less, to the point of beginning.

Subject to 2011 property taxes and subsequent years and all easements, restrictions, reservations, provisions, covenants, building set-back lines and rights of way of record.

THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTOR OR HER SPOUSE.

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

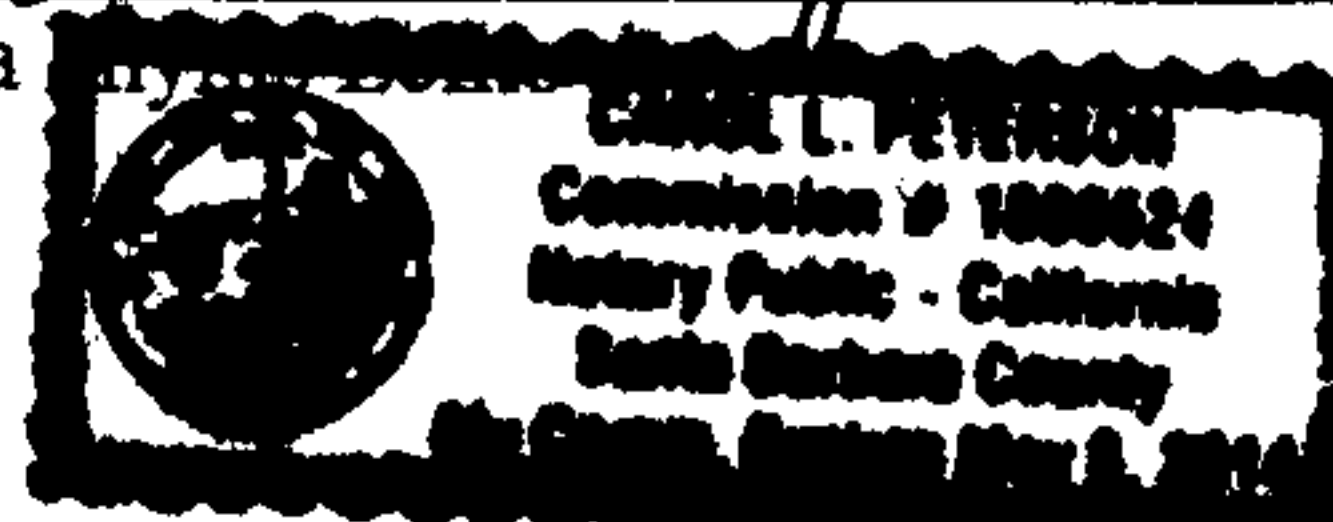
And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and I am (we are) lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, that I (we) have 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, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 5 day of May, 2011.

Marsha Phyllis Lefkovits
Marsha Phyllis Lefkovits

STATE OF CALIFORNIA
COUNTY OF

Christa Brubaker



I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Marsha Phyllis Lefkovits, who 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 5 day of May, 2011.

Christa L. Peterson
Notary Public

My Commission Expires: 5-6-14

MPL