

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

Send Tax Notice to:
E. Leanette Orcutt
308 N Main St
Columbiana, AL 35051

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **One Hundred Thousand and No/00 Dollars (\$100,000.00)** to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Norman L. Lefkovits, Jr. and Marsha P. Lefkovits, as Successor Trustees of the Testamentary Trust established under will of Norman L. Lefkovits, deceased, Probate Case Docket 35-190, Shelby County, Alabama (as to ½ interest) AND Marsha P. Lefkovits, as Executor of the Estate of Sonya D. Lefkovits, deceased, Probate Case No. PR-2011-000088 (as to ½ interest), (herein referred to as grantor, whether one or more)** does grant, bargain, sell and convey unto, **E. Leanette Orcutt, (herein referred to as grantee, whether one or more)**, all of our interest in and to the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Subject to 2013 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 GRANTORS OR THEIR RESPECTIVE SPOUSE.

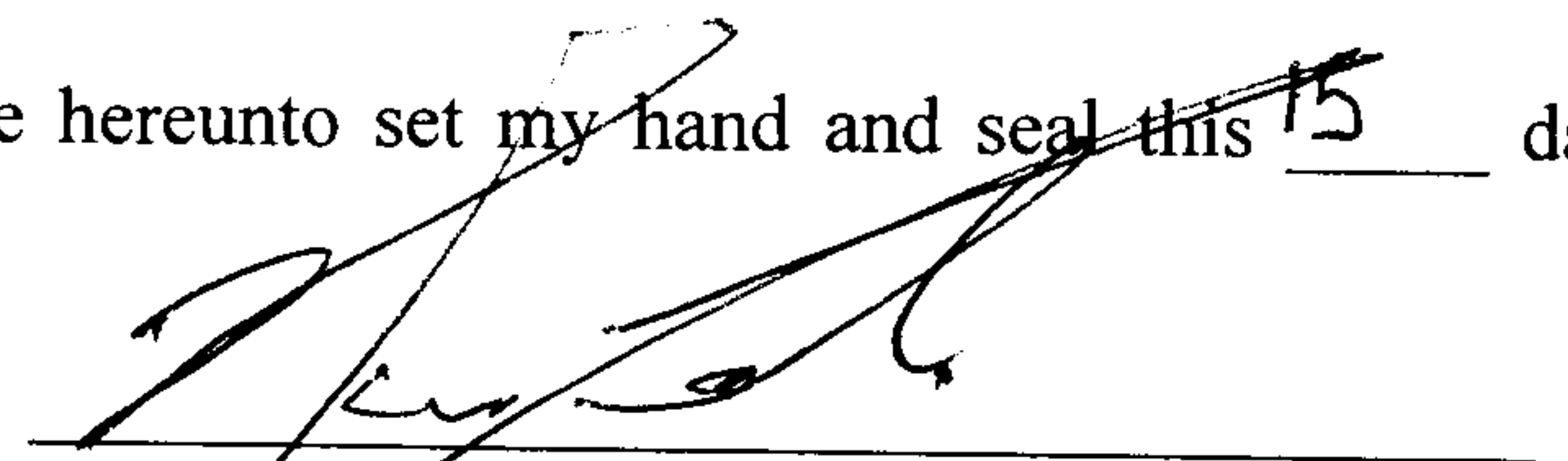
TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

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 15 day of March, 2013.



20130322000120730 1/4 \$124.00
Shelby Cnty Judge of Probate, AL
03/22/2013 01:13:35 PM FILED/CERT



Norman L. Lefkovits, Jr., as Successor Trustee
of the Testamentary Trust under Will of
Norman L. Lefkovits, deceased

Shelby County, AL 03/22/2013
State of Alabama
Deed Tax: \$100.00

Marsha P. Lefkovits
Marsha P. Lefkovits, as Successor Trustee
of the Testamentary Trust under Will of
Norman L. Lefkovits and as Executor of the
Estate of Sonya D. Lefkovits, deceased

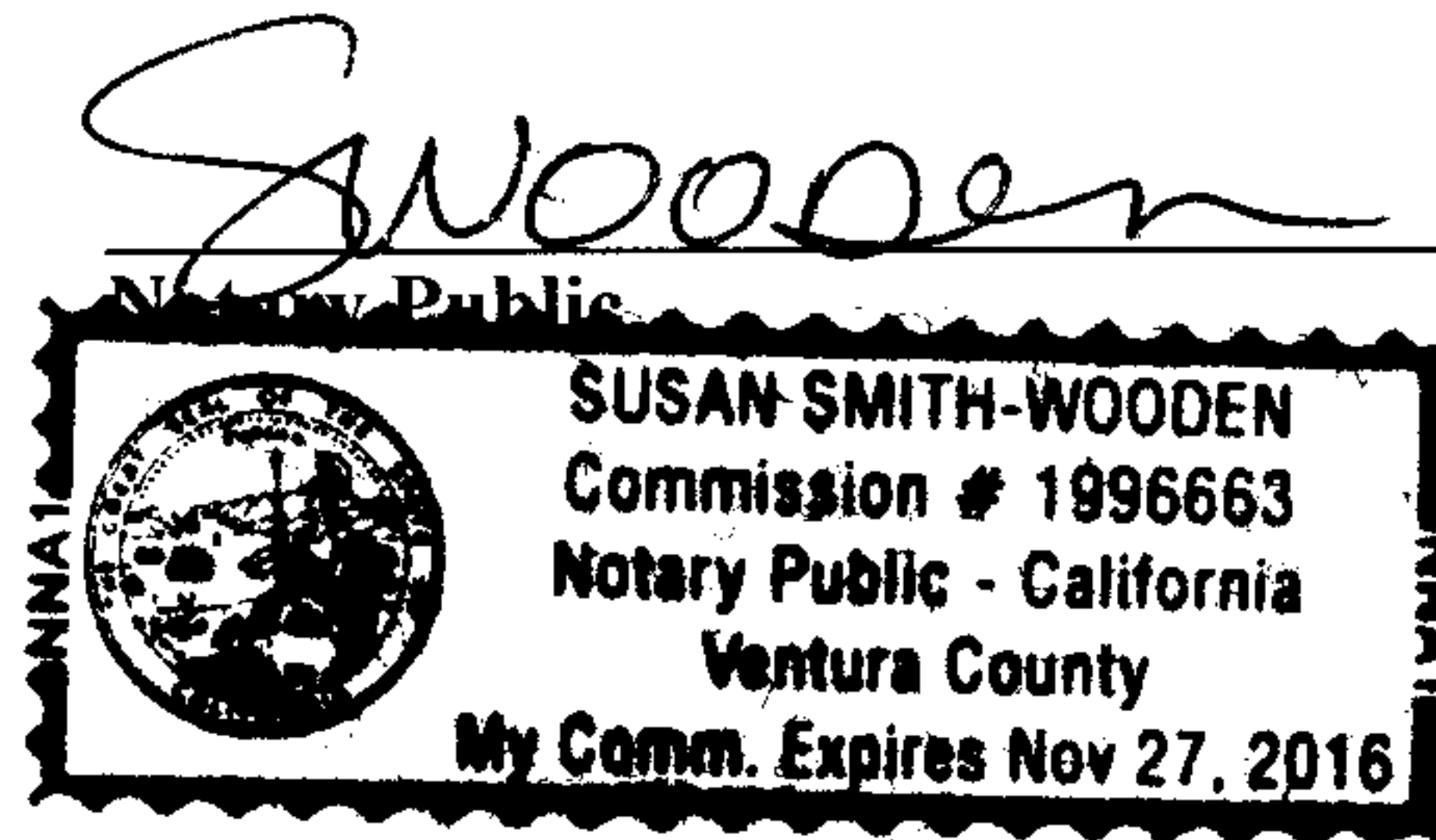
STATE OF CALIFORNIA
COUNTY OF Los Angeles

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Norman L. Lefkovits, Jr., who as Successor Trustee of the Testamentary Trust under the Will 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 he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 15 day of March, 2013

My Commission Expires: 27 NOV 16

STATE OF ALABAMA
COUNTY OF SHELBY

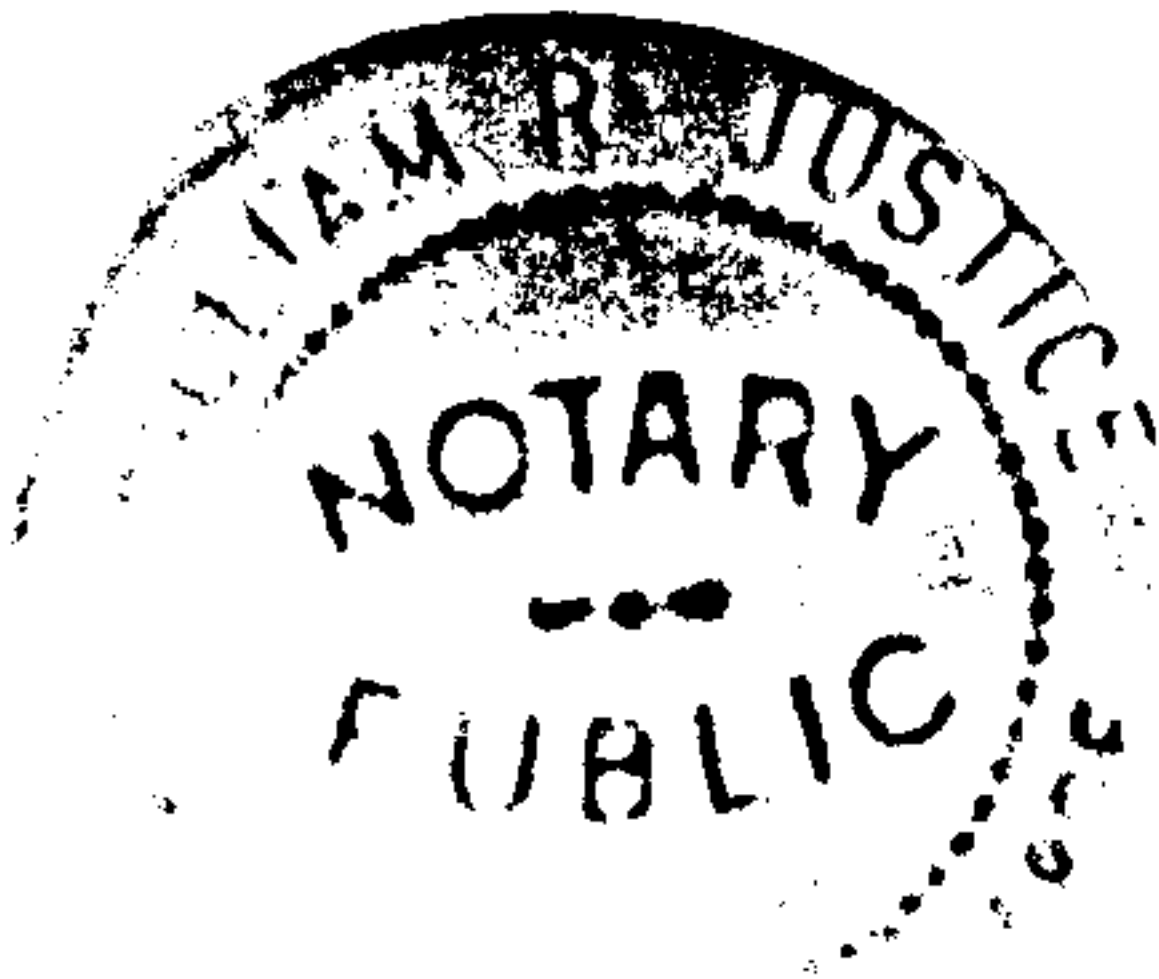


I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Marsha P. Lefkovits, who as Successor Trustee of the Testamentary Trust under the Will of Norman L. Lefkovits, deceased and as Executor of the Estate of Sonya D. Lefkovits, deceased, is signed to 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 12th day of March, 2013.

My Commission Expires: 9/12/15

William R. Justice
Notary Public




20130322000120730 2/4 \$124.00
Shelby Cnty Judge of Probate, AL
03/22/2013 01:13:35 PM FILED/CERT

EXHIBIT A

LEGAL DESCRIPTION

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.

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 the 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.

LESS AND EXCEPT property described in deed recorded in Real Book 223, Page 162, Probate Office, Shelby County, Alabama.


20130322000120730 3/4 \$124.00
Shelby Cnty Judge of Probate, AL
03/22/2013 01:13:35 PM FILED/CERT

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40.22.1

(Seller)

Grantor's Name Marsha P. Lefkovits &
Mailing Address Norman L. Lefkovits, Jr.
1320 Cougar Ridge Road
Buellton, CA 93427

(Buyer)

Grantee's Name E. Leanette Orcutt
Mailing Address 308 N Main St.
Columbiana, AL 35051

Property Address: 308 N Main Street
Columbiana, AL 35051

Date of Sale 3/22/13

Total Purchase Price \$ 100,000.00

or

Actual Value \$ _____

or

Assessor's Market Value \$ _____

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale
☐ Sales Contract
☒ Closing Statement

☐ Appraisal
☐ Other -

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 3/22/13

Sign Marsha P. Lefkovits
(Grantor/Grantee/Owner/Agent) circle one

Print Marsha P. Lefkovits

☐ Unattested

Mullin R. Jentz
(Verified by)

