

This instrument was prepared without benefit of title evidence or survey by:

William R. Justice
P.O. Box 587 Columbiana, Alabama 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

SHELBY COUNTY KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Thirty-eight Thousand and no/100 DOLLARS (\$38,000.00) to the undersigned GRANTOR in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, the undersigned Hewitt L. Conwill, married (herein referred to as GRANTOR) does grant, bargain, sell and convey unto William R. Lewis, Sr. and William R. Lewis, Jr. (herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described 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 Dorrough-Martin Barber Shop, on the West by Main Street; also a ½ interest in the brick wall forming the south wall of said Acker or Dorrough 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.

Also, an undivided one-half interest in a City of Columbiana lot in Columbiana in SE ¼ of NE ¼, beginning on east side Main Street at NW corner of James T. Jones lot easterly along north line James T. Jones lot 50 feet for beginning northerly along east line N. Lefkovits lot 16½ feet to south line lot of H. M. Gordon et al., easterly along Gordon lot and extension thereof 50 feet; South parallel with west line above lot 16½ feet to north line of J. T. Jones lot; westerly along north line Jones lot 50 feet to beginning.

SUBJECT TO THE FOLLOWING EXCEPTIONS AND CONDITIONS:

1. Taxes for 2017 and subsequent years. 2017 ad valorem taxes are a lien but not due and payable until October 1, 2017.
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.

Shelby County, AL 02/07/2018
State of Alabama
Deed Tax: \$38.00


20180207000041070 1/3 \$59.00
Shelby Cnty Judge of Probate, AL
02/07/2018 01:23:14 PM FILED/CERT

The above described property does not constitute any part of the homestead of GRANTOR or GRANTOR'S spouse.

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And GRANTOR does for GRANTOR and for GRANTOR'S heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that GRANTOR is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that GRANTOR has a good right to sell and convey the same as aforesaid; that GRANTOR will and GRANTOR'S 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.

4th IN WITNESS WHEREOF, GRANTOR has hereunto set GRANTOR'S hand and seal, this day of January, 2017.


Hewitt L. Conwill

STATE OF ALABAMA

SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Hewitt L. Conwill, whose name 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 4th day of January, 2017.


Notary Public

My commission expires: 4-2-19



20180207000041070 2/3 \$59.00
Shelby Cnty Judge of Probate: AL
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Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name HELVITT L. CONWILL
Mailing Address 112 N. MAIN ST.
COLUMBIANA AL
35051

Grantee's Name WILLIAM R. LEWIS
Mailing Address 312 LEJEUNE WAY
HOMewood, AL
35209

Property Address 113 S. MAIN ST.
COLUMBIANA AL
35051

Date of Sale JAN 4, 2017
Total Purchase Price \$ 38,000.00

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 ☐ Appraisal
☐ Sales Contract ☐ Other
☐ Closing Statement

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 in property and their current mailing address.

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

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

Date of Sale - the date on which interest in 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, including 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).

Signature _____

Print WILLIAM R. LEWIS

Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

20180207000041070 3/3 \$59.00
Shelby Cnty Judge of Probate, AL
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