

This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

Send Tax Notice To: McOakes Properties, LLC
20395 Highway 25 Suite A
Columbiana AL 35051

File No.: MV-24-29695

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Fifty Five Thousand Dollars and No Cents (\$55,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Hewitt L. Conwill**, a married man (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **McOakes Properties, LLC**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

SEE EXHIBIT "A" ATTACHED HERETO

Property may be subject to 2024 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

No part of the homestead of the Grantor herein or spouse.

\$0.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

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 person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 25th day of Feb, 2024.

Hewitt L. Conwill
Hewitt L. Conwill

State of Alabama

County of Shelby

I, Pamela L. Wood, a Notary Public in and for the said County in said State, hereby certify that Hewitt L. Conwill, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/ they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 28 day of February, 2024.

Pamela L. Wood
Notary Public, State of Alabama
Pamela L. Wood
My Commission Expires: 12/26/26

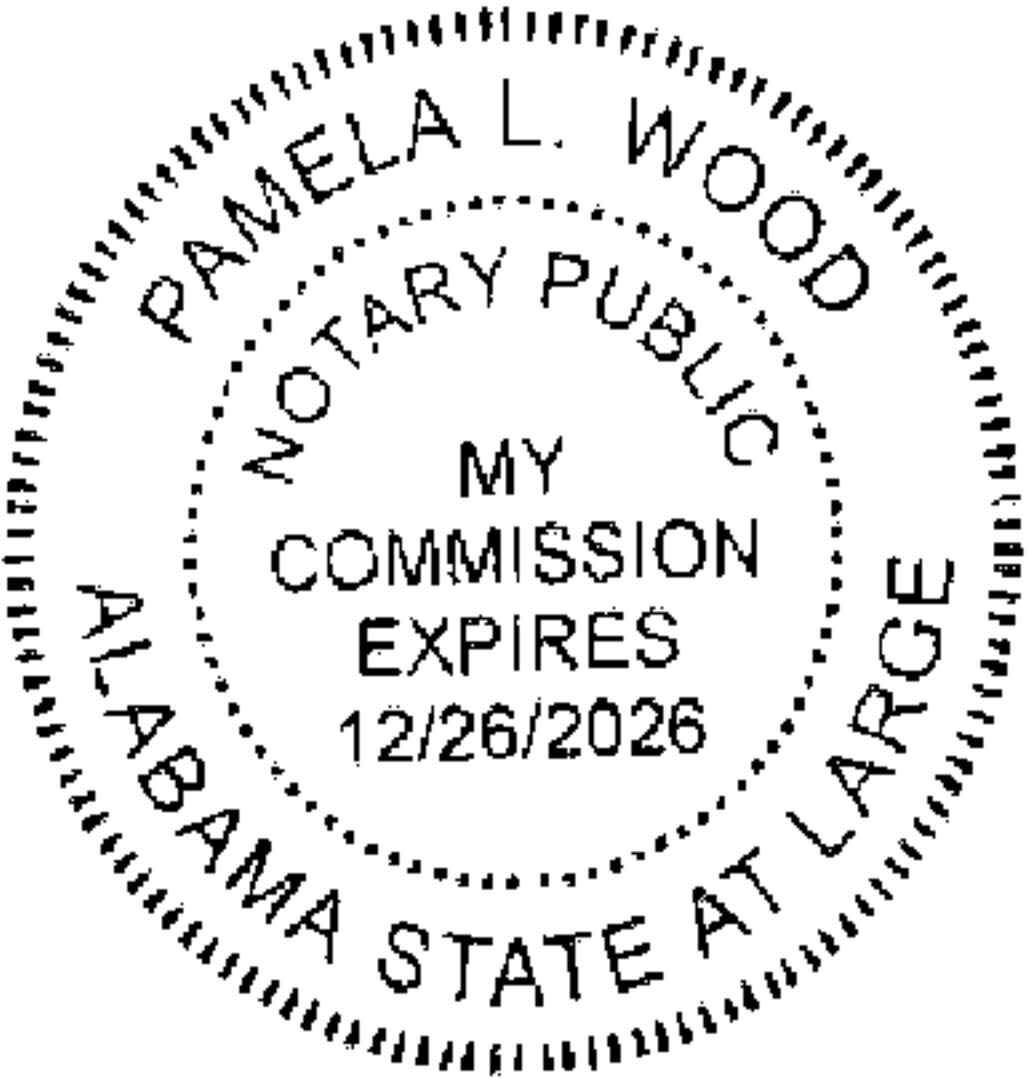


EXHIBIT "A"
LEGAL DESCRIPTION

Commence at the North edge of the Columbiana Leader Store Building at the SW intersection of Alabama State Highway No. 70, and Main Street in the City of Columbiana, Alabama, and run South along the West line of Main Street 110.90 feet to the South edge of the southern wall of the Gordon Building formerly known as the Goldberg-Gordon Building, now owned by Lefkovits, to the point of beginning; thence West along the South line of said Gordon building and an extension thereof 90.06 feet; thence continue in the same direction West 38 feet 9 inches to the West side of a paved alley situated West of the old First National Bank Building lot on Main Street in the City of Columbiana, Alabama; thence South along the West side of alley 23.5 feet; thence East and parallel with the North line of said lot being described for 38 feet; and 9 inches; thence South and parallel with Main Street for 23 feet; thence East and parallel with the North line of said lot being conveyed and along the center of the North wall of the Mitchell building, now used as a pool room for 90.06 feet to the West edge of Main Street; thence along same North 46.50 feet to the point of beginning; being situated in the SE 1/4 of the NE 1/4 of Section 26, Township 21, Range 1 West, and lying on the West side of Main Street in the City of Columbiana, Alabama, together with the right and privileges of joining to the South wall of said Gordon building situated just North of the above-described lot and also all rights in said wall or any wall that may replace the same which was conveyed by E.D. Hall to Gordon Dubose on January 16, 1902, by deed recorded in Deed Book 24, Page 574, in the Probate Office of Shelby County, Alabama.

LESS AND EXCEPT: Lot 2, Conwill McOakes Subdivision as recorded in Map Book 59, Page 36 in the Probate Office of Shelby County, Alabama.

Above described property also known as Lot 1, according to the survey of Conwill McOakes Subdivision, as recorded in Map Book 59, Page 36 in the Probate Office of Shelby County, Alabama.



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 03/05/2024 09:46:20 AM
 \$83.00 JOANN
 20240305000059680

Allen S. Byrd

Real Estate Sales Validation Form

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

Grantor's Name	<u>Hewitt L. Conwill</u>	Grantee's Name	<u>McOakes Properties LLC</u>
Mailing Address	<u>PO BOX 69</u> <u>Vincent A 35178</u>	Mailing Address	<u>20395 Highway 25</u> <u>Columbiana, AL 35051</u>
Property Address	<u>Columbiana, AL 35051</u>	Date of Sale	<u>February 26, 2024</u>
		Total Purchase Price	<u>\$55,000.00</u>
		or	
		Actual Value	<u></u>
		or	
		Assessor's Market Value	<u></u>

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)

<u> </u> Bill of Sale	<u> </u> Appraisal
<u>xx</u> Sales Contract	<u> </u> Other
<u> </u> 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 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 of 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 February 26, 2024

 Unattested

(verified by)

Print Hewitt L. Conwill

Sign

Hewitt L. Conwill
 (Grantor/Grantee/Owner/Agent) circle one