

THIS INSTRUMENT PREPARED BY:

David F. Ovson, Attorney at Law

NAME: Lange, Simpson, Robinson & Somerville

728 Shades Creek Parkway, Suite 120

ADDRESS: ~~Birmingham, Alabama 35209~~

Send Tex. Notice To:

~~JOHN MONTGOMERY CRAWFORD and~~
~~VIRGINIA ROZELLE CRAWFORD~~

1976 Stonebrook Lane

Birmingham, Alabama 35242

QUIT CLAIM DEED — Alabama Title Co., Inc.

\$500.00

STATE OF ALABAMA, JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of Ten and No/100 (\$10.00) Dollars and other good and valuable considerations in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned BUILDER'S GROUP, INC., an Alabama corporation

hereby remises, releases, quit claims, grants, sells, and conveys to
JOHN MONTGOMERY CRAWFORD and VIRGINIA ROZELLE CRAWFORD

(hereinafter called Grantee), all its right, title, interest and claim in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

See the attached Exhibit "A" for the legal description of the property conveyed herein which is incorporated herein and made a part hereof.

SUBJECT TO:

1. Ad valorem taxes for the year 1996, which are a lien, but not yet due and payable until October 1, 1996.
2. Easements, rights-of-way, restrictions, conditions and covenants of record.

TO HAVE AND TO HOLD to said GRANTEE forever.

Given under my hand and seal, this 25th day of July 19 96

BUILDER'S GROUP INC.

Witnesses:

Bv:

Thomas A. Davis, President

(SEAL)

(SEAL)

(SEAL)

Inst # 1996-25571 (SEAL)

(SEAL)

STATE OF

~~COUNTY OF~~

1, the undersigned authority, a

in and for said County, in said State, hereby certify that

08/08/1996-25571
11:16 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 NCD 14.00

whose name signed to the foregoing conveyance, and who known to me,
acknowledged before me on this day, that, being informed of the contents of the convey-
ance, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this day of 19

Notary Public

Inst # 1996-25571

616 No. 21st Street Birmingham, Alabama

ALABAMA TITLE COMPANY, INC.

This form furnished by

Judge of Probate

STATE OF ALABAMA,
County.

QUIT CLAIM DEED

TO

Return To:

State of

COUNTY

General Acknowledgment

I, _____, a Notary Public in and for said County, in said State,
hereby certify that
whose name _____ signed to the foregoing conveyance, and who
fore me on this day, that, being informed of the contents of the conveyance
on the day the same bears date. known to me acknowledged be-
executed the same voluntarily

Given under my hand and official seal this _____ day of _____ A.D., 19 _____

Notary Public.

State of Alabama

JEFFERSON

COUNTY,

Corporate Acknowledgment

I, _____, a Notary Public in and for said
county in said state, hereby certify that Thomas A. Davis
whose name as _____ President of the BUILDER'S GROUP, INC.
a corporation, is signed to the foregoing conveyance, and who is known to me, acknowledge before me on this day
that being informed of the contents of the conveyance, he, as such officer and with full authority, executed the same
voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 25th day of July, 1996.

My commission expires: 6-29-2000

Ruth H. Johnson

Notary Public.

EXHIBIT A
(Real Estate Description)

A PART OF LOT 23-B OF THE COTTAGES OF BROOK HIGHLAND, AS RECORDED IN MAP BOOK 16, PAGE 129, IN THE OFFICE OF THE PROBATE JUDGE OF SHELBY COUNTY, ALABAMA SITUATED IN THE NORTH 1/2 OF SECTION 31, TOWNSHIP 18 SOUTH, RANGE 1 WEST, SHELBY COUNTY, ALABAMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF LOT 23-A OF SAID THE COTTAGES OF BROOK HIGHLAND, SAID CORNER BEING ALSO THE SOUTHEAST CORNER OF SAID LOT 23-B; THENCE RUN NORTHEASTERLY ALONG THE COMMON LOT LINE OF SAID LOTS 23-A AND 23-B FOR 61.80 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTHEASTERLY ALONG THE LAST STATED COURSE FOR 5.0 FEET; THENCE 90°-00'-00" LEFT AND RUN NORTHWESTERLY FOR 1.50 FEET; THENCE 90°-00'-00" LEFT AND RUN SOUTHWESTERLY FOR 5.00 FEET; THENCE 90°-00'-00" LEFT AND RUN SOUTHEASTERLY FOR 1.50 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 7.50 SQUARE FEET, MORE OR LESS.

Inst # 1996-25571

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-003 MCD 14.00