

Send Tax Notice to:  
Bob M. Burdette  
P. O. Box 613  
Birmingham, Al 35201

Instrument Prepared By:  
John G. Lowther  
Attorney at Law  
3500 Independence Drive  
Birmingham, Alabama 35209

**GENERAL WARRANTY DEED**

STATE OF ALABAMA)  
COUNTY OF SHELBY)

**KNOW ALL MEN BY THESE PRESENTS:**

This Deed is made by and between Katie C. Cox as Devisee of the Estate of Pearl B. Crawford, Probate Case #32-375, an unmarried woman, hereinafter called "Grantor", and Bob M. Burdette, hereinafter called "Grantee".

The Grantor, for and in consideration of Fifty-Three Thousand and no/100 (\$53,000.00) Dollars in hand paid by the Grantee, the receipt of which is hereby acknowledged, does hereby grant, bargain, convey and sell to Grantee, the following described real estate located in Shelby County, Alabama:

As described in Exhibit "A" attached hereto and incorporated herein by reference.

Subject to:

1. Taxes and assessments for the year 1997, and subsequent years, which are not yet due and payable. Tax information has been based on the present assessment roles, but is subject to any future adjustments that may be made by either the Tax Assessor or the Board of Equalization of Shelby County, Alabama.

2. Right of Way granted to Alabama Power Company by instrument recorded in Deed Book 164, page 164; Deed Book 165, Page 112 and Deed Book 187, Page 50, in the Probate Office of Shelby County, Alabama.

\$42,400.00 of the purchase price is being paid from the proceeds of a mortgage recorded herewith.

Grantor Katie C. Cox is one and the same person as Katie Joe Crawford. Grantor is the sole devisee and granddaughter of Maggie Pearl Crawford, Deceased, who was one and the same person as Pearl B. Crawford. The property herein conveyed was not the home in which W. H. Crawford and Maggie Pearl Crawford lived at the time of death of W. H. Crawford, Deceased, as described in his Last Will and Testament, as probated in Probate Case #14-258.

TO HAVE AND TO HOLD unto the said Grantee his heirs and assigns, in fee simple absolute,

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forever.

Grantor covenants with the said Grantee, his heirs and assigns, that she is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that she has a good right to sell and convey the same as aforesaid; that she will warrant and defend the same to the said Grantee, his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor, has caused this conveyance to be signed on this the 4th day of November, 1996.

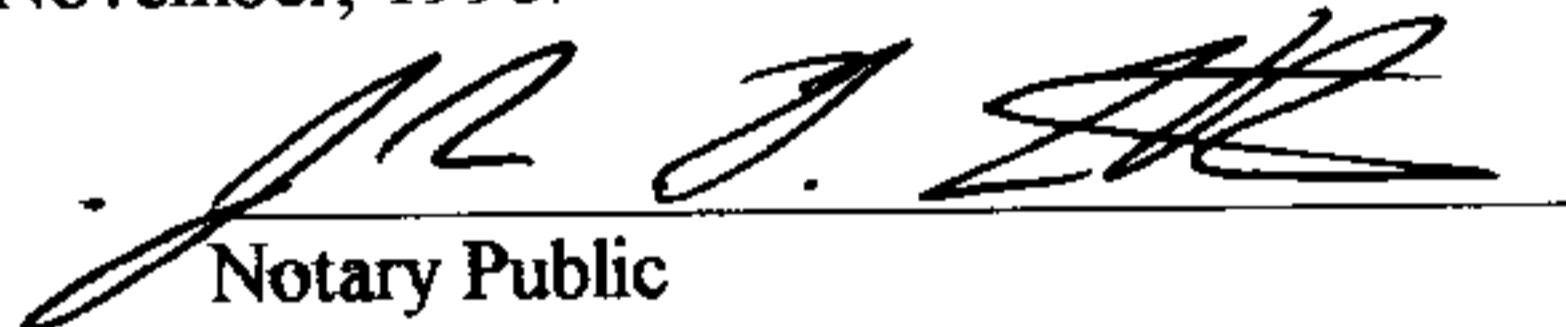


Katie C. Cox, as Devisee of the Estate of  
Pearl B. Crawford, Probate Case # 32-375

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said county in said state, hereby certify that Katie C. Cox, as Devisee of the Estate of Pearl B. Crawford, Probate Case # 32-375, an unmarried woman, whose name is signed to the foregoing General Warranty Deed, and who is known to me, acknowledged before me on this date that, being informed of the contents of the General Warranty Deed, she executed the same voluntarily.

Given under my hand and seal this 4th day of November, 1996.



Notary Public

My Commission Expires: 1-5-99

# EXHIBIT A

A parcel of land in the City of Calera, Alabama, being more particularly described as follows: From the Southwest corner of Lot 16, Block 66 according to the Dunstan's Map of Calera, also being described as the point of intersection of the North right of way line of 6th Avenue and the East right of way line of 13th Street, as beginning point; run North along the East right of way line of said 13th Street 200.0 feet; thence deflect right  $87^{\circ}14'34''$  for 210.243 feet; thence deflect right  $92^{\circ}45'26''$  for 209.75 feet to the North right of way line of said 6th Avenue; thence deflect right  $89^{\circ}54'03''$  along the North right of way line of said 6th Street 210.0 feet to the beginning point, said survey being a part of Lot 12, all of Lots 13, 14, 15 and 16, Block 66, said Dunstans Map of Calera.  
Being bounded on the South and West by public street; on the East by an abandoned alley and on the North by the remainder of Lot 12.

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