

This Instrument was prepared by:  
Susan D. Doughton, Esquire  
Dominick, Fletcher, Yeilding,  
Wood & Lloyd, P.A.  
2121 Highland Avenue  
Birmingham, Al. 35217

Send tax notice to:  
Cynthia M. Davidson  
6606 Cahaba Valley Road  
Birmingham, AL 35242

**GENERAL WARRANTY DEED**

STATE OF ALABAMA       )  
                                  :  
SHELBY COUNTY            )

**KNOW ALL MEN BY THESE PRESENTS:**

Inst # 1998-47805

12/02/1998-47805  
11:30 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
194.50  
WMS 000

That for and in consideration of One Hundred Eighty Thousand and No/100 Dollars (\$180,000.00) and other good and valuable consideration to the undersigned **Martin M. Muller Trustee of the Martin M. Muller Charitable Remainder Trust dated September 9, 1998** (herein referred to as "GRANTOR") in hand paid by **Cynthia M. Davidson** (herein referred to as "GRANTEE"), the receipt and sufficiency of which are hereby acknowledged, Grantor does by these presents grant, bargain, sell and convey unto the said Grantee the following described real property, situated in Shelby County, Alabama, to-wit:

See attached Exhibit "A" for legal description (the "Property").

This property is conveyed subject to the following:

- (1) There shall be no trailers or cement plants located on the Property. This restriction shall run with the land and be binding on Grantee and her heirs, representatives, successors and assigns;
- (2) General and special taxes and assessments for 1999 and subsequent years not yet due and payable;
- (3) Easements, restrictions and reservations of record, if any;
- (4) Mineral and mining rights not owned by Grantor.

**TO HAVE AND TO HOLD** to the said Grantee, her heirs and assigns, forever.

And said Grantor does for himself and for his heirs and assigns, covenant with the said Grantee, her heirs and assigns, that he is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that he has a good right to sell and convey the same as aforesaid, and that he will, and his heirs and assigns shall warrant and defend the same to the said Grantee, her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has hereunto set his signature and seal this the 1st day of December, 1998.

**Martin M. Muller Trustee of the Martin M. Muller Charitable Remainder Trust dated September 9, 1998**

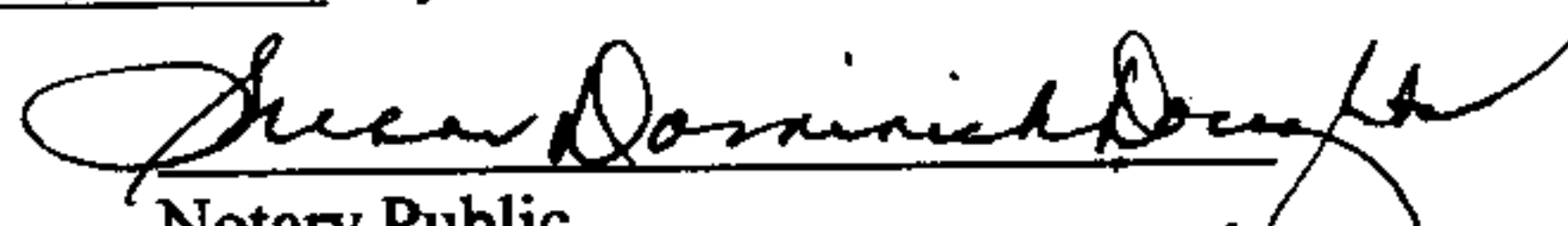
  
**Martin M. Muller**

STATE OF ALABAMA     )  
                                      )  
JEFFERSON COUNTY     )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Martin M. Muller, in his capacity as Trustee of the Martin M. Muller Charitable Remainder Trust dated September 9, 1998, 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 as such Trustee and with full authority executed the same voluntarily in his capacity as Trustee of said Trust on the day the same bears date

Given under my hand and official seal, this the 1st day of December, 1998.

(SEAL)

  
Notary Public  
My commission expires 10/23/2001

DFY/General Warranty Deed/70859

**EXHIBIT A**

**to deed dated December 1, 1998**

**from**

**Martin M. Muller as Trustee of the  
Martin M. Muller Charitable Remainder Trust  
dated September 9, 1998**

**to**

**Cynthia M. Davidson**

Commence at the Southwest Corner of the Southeast quarter of the Southwest Quarter of Section 29, Township 19 South, Range 1 East, Shelby County, Alabama, for the POINT OF BEGINNING; Thence run Easterly along the South line of said quarter-quarter section for a distance of 1471.23 feet to the Westerly right of way line of Shelby County Road No. 51; thence turn an angle of 108 degrees 35 minutes 30 seconds to the left and run along said road right of way line for a distance of 791.22 feet; thence turn an angle of 67 degrees 30 minutes 42 seconds to the left for a distance of 1188.62 feet to the West boundary line of said quarter-quarter section; thence turn an angle of 91 degrees 36 minutes 54 seconds to the left and run South along said West boundary of said quarter-quarter section for 831.36 feet to the POINT OF BEGINNING. Said described tract containing 24.0 acres more or less.

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