

This instrument was prepared by:
Mike T. Atchison, Attorney
PO Box 822
Columbiana, AL 35186

AFFIDAVIT

Before me the undersigned authority, a Notary Public, in and for said County, in said State, personally appeared Mike T. Atchison, who after being by me duly sworn, deposes and says on oath as follows:

My name is Mike T. Atchison, and I am over the age of 21 years, and I issue this affidavit to establish the devolution of title from 1953 to current date.

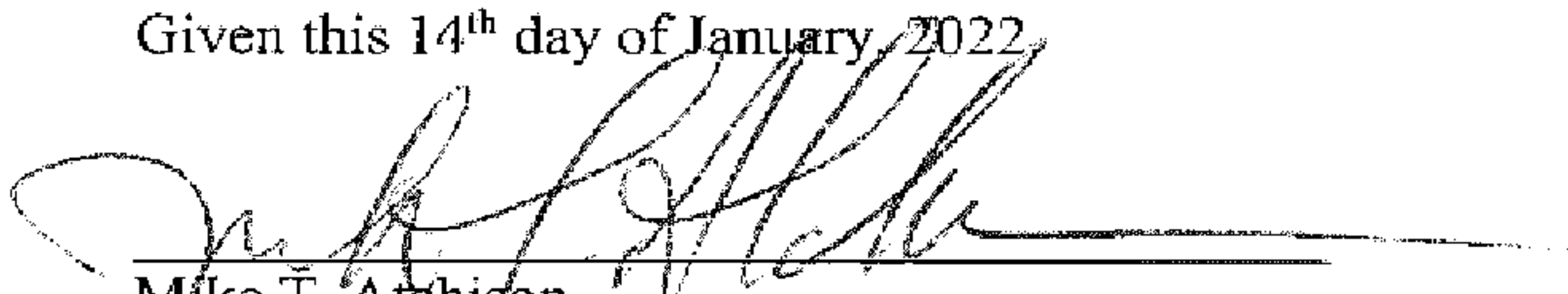
Lots 5, 6, 7 and 8, in Block 67, Dunstan’s Map of the Town of Calera was conveyed to Amy Badillo and Alfred Badillo Torres in Instrument 2021121600059480, Probate Office, Shelby County, Alabama, by Katie Cox.

In 1953 there is a deed from Willie Chambliss and J.O. Anderson to W.H. Crawford conveying the above-described property recorded in Deed Book 160, Page 325, Probate Office, Shelby County, Alabama (attached as Exhibit A). In 1956 there is a Quit Claim deed from J.O. Anderson conveying the same property recorded in Deed Book 188, Page 263, Probate Office, Shelby County, Alabama (attached as Exhibit B). W.H. Crawford was survived by his widow, Maggie Pearl Crawford. Maggie Pearl Crawford maintained constructive possession of this property until her death in 1994.


Pearl B. Crawford a/k/a Maggie Pearl Crawford died on the 26th day of May, 1994, her estate is filed in the Shelby County, Probate Office as Case #32-375. She willed all her assets to her granddaughter, Katie Cox, a copy of her estate is attached as Exhibit C.

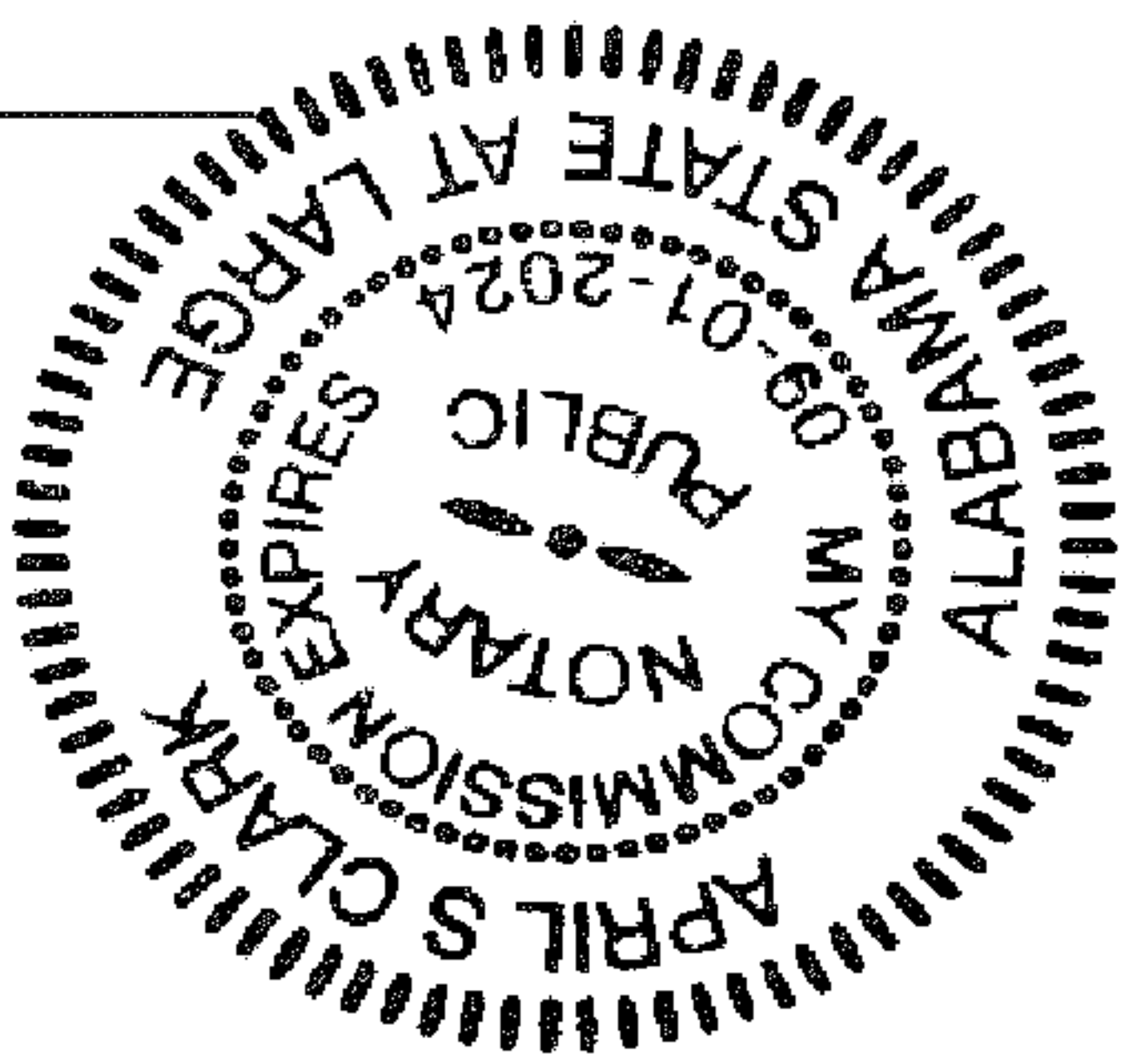
There is of record in Instrument 2007083000040836, an affidavit from Katie Cox confirming the information concerning her grandmother (attached as Exhibit D). Also, there is a deed recorded in Instrument 20070830000408350, showing Katie Cox as devisee of the Estate of Maggie Pearl Crawford. This deed contains other property but is included to show historical reference (attached as Exhibit E).

Given this 14th day of January, 2022


Mike T. Atchison

Sworn and signed before me this 14th day of January, 2022


Notary Public
My commission expires: 9-1-2024



The State of Alabama,)
Jefferson County)
I, Barrett B. Robinson
a Notary Public in and for said County in said State, do hereby
certify that Willie I. Chambliss and wife C.O. Chambliss and J.O. Anderson
and wife Mary E. Anderson
whose names are signed to the foregoing conveyance, and who are known to me
acknowledged before me on this day, that, being informed of the contents of this conveyance, they
executed the same voluntarily on the day the same bears date.
Given under my hand and seal, this 12th day of April, A. D. 1914
Barrett B. Robinson
Notary Public
The State of Alabama,)
I, _____
Filed in the office of the Probate Judge on the 15 day of April at _____ o'clock P.
and recorded in _____ Book 126 Page 22 this _____ day of April, 1914.
Deed Tax _____ Mortgage Tax _____ has been paid.
L. L. Walker, Judge of Probate
that _____ the Grantor
voluntarily executed the same in _____ presence, and in the presence of the other subscribing witness
on the day the same bears date; that _____ attested the same in the presence of the Grantor _____ and
of the other witness, and that such other witness subscribed _____ name as a witness in
presence.
Given under my hand, this _____ day of _____, A. D. 19____

Exhibit B

QUIT CLAIM DEED Form 117

PRINTED AND ISSUED BY THE ALA. DEPT. OF REVENUE

The State of Alabama,

Shelby

County

BOOK

178 PAGE 163

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of (\$10.00)

Ten & 00/100--

DOLLARS

to W.D. Anderson Sr.

in hand paid

by Owners of Lots

the receipt whereof

is hereby acknowledged

We

do remise, release, quit claim and convey to the said

Owners of Lots, as of this date, November 9th 1956.

all our

right, title, interest, and claim in or to the following described real estate, to wit: Block 44, Blk. 45 except Lots 10 & 11. Blk. 46. Blk. 47-Blk 48-Blk. 49-Blk 50-Blk 51-Blk 52-Blk 53 Block 54-Blk. 55-Blk 57-Blk 58, except Lots 4 & 5--Blk. 61-Blk 62-Blk 63-Blk 64 Blk 65-Blk 66-Blk 67, except Lots 13, 14, 15 & 16. Lots 1 & 2 in Block 68 Block 70-Blk 71, Blk 79. Block 80 except Lots 2-9-10-11 & 12. Block 81 except Lots 9-10-11-12. Block 82, Blk. 83, Blk. 84, except Lots 1-2-3-- Block 85, Block 86--Block 87, Except Lots 9-10-11 & 12 -Block 88--Block 94, Block 96--Blk. 97, Blk 98-Blk. 99--Blk. 100--Blk 101--Blk 102--Blk 103 Blk 104-Blk 105, except Lots 9-10-11-12. Blocks 110, 111, 112, 113, 114, 115, 116, 117, 118, 120, 121, 122, 123, 124, 125, 126, 128, 129, 130, 131, 134, 135, 136, 137, 138, 139, 140, 141, 142, 144, 145, 147, 148, 149, 150, 151, 153, 155, 156, 157, 158 except Lots 243 159, 161, 163, 165, 167, 169, 171, 174, 175, 177, 185, 188, 191, 193, 194, 195 except part of Lots 13, 14, 15 & 16. 196, 197, 198, 199, 201, 205, 207, 209, 210, 212 214, 228, 242, 232, 218, 216, 230, 244, 246, 220, 234, 240, 238, 222, 236, 238, 224. All according to the Map and plat of Dunstan's Survey of the Town of Calera.

This is a deed of correction, and made to lift a cloud if any, on the above described Lots. The error that causes this deed of correction, was made in a Quit Claim deed recorded in Volume 166, at page 313, in the Office of the Probate Judge of Shelby County Alabama, in Columbiana Ala.

situated in Shelby

County, Alabama.

TO HAVE AND TO HOLD to the said Owners of the above described Lots
their Heirs

and assigns forever

Given under our hand & seal & this 9th day of November, A.D. 19 56

Executed and delivered in the presence of

STATE OF ALABAMA
COUNTY OF SHELBY
I, L. E. Johnson, Judge of Probate,
do hereby certify that the above described deed was duly recorded.

"TAX EXEMPT"

W.D. Anderson Sr. (SEAL)
Mary E. Anderson (SEAL)

(SEAL)

(SEAL)

The State of Alabama
Jefferson County

I, Frank B. Anderson, a Notary Public

in and for said County, in said State, hereby certify that J.O. Anderson, and wife Mary E. Anderson

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

Given under my hand, this 9th day of November, 1956.

State of Alabama, Shelby County
Frank B. Anderson Notary Public
 day of November, 1956, at 8 o'clock P.M., and recorded in Vol. 183 Page 5 examined
The State of Alabama Deed Tax of \$ 2.00 has been paid.
 Fee \$ County Jefferson Judge of Probate W.C. Walker

I, _____, a _____

in and for said County, in said State, hereby certify that on the _____ day of _____, 19____,

came before me the within named _____ known to me (or made known to me), to be the wife of the within named _____

who, being examined separate and apart from the husband touching her signature to the within acknowledged that she signed the same of her own free will and accord, without fear, constraint or threats on the part of her husband.

In witness whereof, I hereunto set my hand, this _____ day of _____, A.D. 19____.

The State of Alabama
County

I, _____, a _____

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

subscribing witness to the foregoing conveyance, known to me, appeared before me this day, and being sworn, stated that _____

the grantor _____ voluntarily executed the same in his presence and in the presence of the other subscribing witness, on the day the same bears date; that he attested the same in the presence of the grantor _____, and of the other witness, and that such other witness subscribed his name as a witness in his presence.

Given under my hand, this _____ day of _____, A.D. 19____.

1908 Mississippi
B. B. A.

QUIT CLAIM DEED

THE STATE OF ALABAMA
Jefferson County
W.C. Walker
 Judge of the Probate Court of said County, hereby certify that the within conveyance was filed for registration in this office on the 13 day of Nov., 1956, and was recorded in Vol. 183 Record of Deeds, Pages 263 on the 21 day of Nov., 1956.

W.C. Walker
 Judge of Probate.
 Record Fee, \$ 1.95

Exhibit C

IN THE MATTER OF) PROBATE COURT
THE ESTATE OF) OF SHELBY COUNTY,
PEARL B. CRAWFORD,) ALABAMA
DECEASED.) CASE NO. 32-375

PETITION FOR PROBATE OF WILL

TO THE HONORABLE THOMAS A SNOWDEN, JR., JUDGE OF PROBATE OF
SHELBY COUNTY, ALABAMA:

Comes your Petitioner, Katie C. Cox, and, upon information
and belief, respectfully shows unto Your Honor the following
facts:

1. Pearl B. Crawford died at Calera, Shelby County,
Alabama, on or about the 21st day of May, 1994, and, at the time
of her death, was an inhabitant of Shelby County, Alabama.

2. Surrendered herewith is said Decedent's Last Will and
Testament naming Petitioner as Executrix thereof, which Will was
duly signed by said Decedent when over nineteen (19) years of
age, and was attested by the following witnesses; namely,

<u>NAME</u>	<u>PRESENT ADDRESS</u>
Peggy J. Letson	Columbiana, Alabama
Lanice Brasher	Columbiana, Alabama

3. The following is a true, correct, and complete list of
the names, ages, conditions, relationship, and addresses of said
Decedent's next of kin; namely,

<u>NAME, AGE, CONDITION,</u> <u>RELATIONSHIP</u>	<u>ADDRESS</u>
Dorothy Garrett Shell, age 71, of sound mind, niece	4704 Old Birmingham Highway Anniston, Alabama 36201

BOOK 100 PAGE 434

James E. Bynum, age 70,
of sound mind, nephew

9401 Dunkernin Way
Elk Grove, California 95758

WHEREFORE, Your Petitioner prays that Your Honor will take jurisdiction of this petition; will cause all such notices or citations to issue to the said next of kin and attesting witnesses as may be proper in the premises; and will cause such proceedings to be had and done, and such proof to be taken, and render such orders and decrees as will duly and legally effect the probate and record in this court of said Will as the Last Will and Testament of said deceased.

Katie C. Cox
Katie C. Cox, Petitioner

Attorney for Petitioner:
Frank C. Ellis, Jr.
WALLACE, ELLIS, FOWLER & HEAD
P. O. Box 587
Columbiana, Alabama 35051
(205) 669-6783

Pat:
Waivers mailed
for signing -

Janice
7-13-94

STATE OF ALABAMA)
SHELBY COUNTY)

Before me, the undersigned, a Notary Public in and for said County in said State, personally appeared, Katie C. Cox, who, being first duly sworn, makes oath that she has read the foregoing petition and knows the contents thereof, and that she is informed and believes, and upon such information and belief, avers that the facts alleged therein are true and correct.

Katie C. Cox
Katie C. Cox, Petitioner

Subscribed and sworn to before me this 12th day of July, 1994.

Janice E. Collier
Notary Public

Filed this 15th day of July 1994
THOMAS A. SNOWDEN JR.
Judge of Probate

BOOK 116 PAGE 435

IN THE PROBATE COURT OF SHELBY COUNTY, ALABAMA
IN THE ESTATE OF PEARL B. CRAWFORD, DECEASED
CASE NO. _____

WAIVER OF NOTICE

I, the undersigned, Dorothy Garrett Shell, over the age of twenty-one (21) years, being of sound mind, and being the niece of PEARL B. CRAWFORD, deceased, hereby accept service of notice of the filing of the petition or application to probate a document purporting to be the Last Will and Testament of the decedent in the matter of the estate of PEARL B. CRAWFORD, deceased, and hereby waive all other or further notice thereof, either by publication or otherwise, and do further hereby enter my appearance in Court, on any date fixed by the Court as the day set for hearing said matter.

I further agree that said application or petition may be heard on any day which the same may be continued by the Court.

Dated this the 15 day of August, 1994.

Dorothy Garrett Shell
Dorothy Garrett Shell

ALABAMA DL# 189 4728

STATE OF Florida
COUNTY OF Pine Hills

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Dorothy Garrett Shell, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of this instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 15 day of August, 1994.



NOTARY SEAL
ELIZABETH C. CARLETT
1994

Elizabeth C. Scarlett CC062944
Notary Public Elizabeth C. Scarlett

IN THE PROBATE COURT OF SHELBY COUNTY, ALABAMA
IN THE ESTATE OF PEARL B. CRAWFORD, DECEASED

CASE NO. _____

WAIVER OF NOTICE

I, the undersigned, James E. Bynum, over the age of twenty-one (21) years, being of sound mind, and being the nephew of PEARL B. CRAWFORD, deceased, hereby accept service of notice of the filing of the petition or application to probate a document purporting to be the Last Will and Testament of the decedent in the matter of the estate of PEARL B. CRAWFORD, deceased, and hereby waive all other or further notice thereof, either by publication or otherwise, and do further hereby enter my appearance in Court, on any date fixed by the Court as the day set for hearing said matter.

I further agree that said application or petition may be heard on any day which the same may be continued by the Court.

Dated this the 21 day of July, 1994.

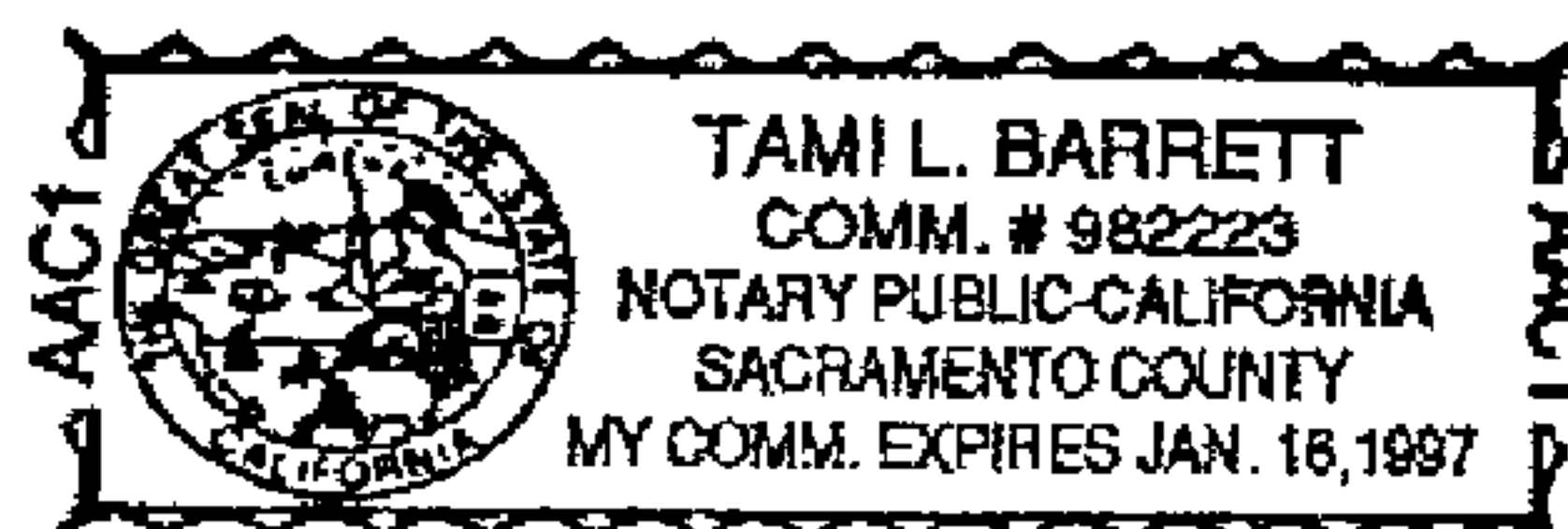
James E. Bynum
James E. Bynum

STATE OF California
COUNTY OF Sacramento

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that James E. Bynum, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of this instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 21 day of July, 1994.

Tami L. Barrett
Notary Public



DECREE ADMITTING WILL TO PROBATE & GRANTING LETTER TESTAMENTARY

THE STATE OF ALABAMA IN THE PROBATE COURT OF SHELBY COUNTY, ALABAMA

IN THE MATTER OF THE PETITION OF KATIE C. COX TO HAVE ADMITTED TO PROBATE AND RECORD AN INSTRUMENT WHICH PURPORTS TO BE THE WILL OF PEARL B. CRAWFORD, DECEASED.

TO THE HONORABLE THOMAS A. SNOWDEN, JR. JUDGE OF PROBATE COURT IN AND FOR SHELBY COUNTY.

THIS 19TH DAY OF AUGUST, 1994, BEING THE DATE SET BY THIS COURT FOR THE HEARING OF THE PETITION OF KATIE C. COX TO HAVE ADMITTED TO PROBATE AND RECORD AN INSTRUMENT WHICH PURPORTS TO BE THE WILL OF PEARL B. CRAWFORD DECEASED AND NOTICE HAVING BEEN ISSUED AND SERVED AS REQUIRED BY LAW UPON THE NEXT OF KIN, OR WAIVERS OF NOTICE HAVING BEEN OBTAINED THEREFROM, AND THE COURT FINDING THAT SAID INSTRUMENT OFFERED FOR PROBATE AS THE LAST WILL AND TESTAMENT OF PEARL B. CRAWFORD, DECEASED, WHICH IS DATED THE ____ DAY OF ____, 1994, IS SELF PROVED AS PROVIDED BY CODE OF ALABAMA SECTION 43-8-142, AND THE COMPLIANCE WITH SIGNATURE REQUIREMENTS FOR EXECUTION THEREOF IS CONCLUSIVELY PRESUMED, AND OTHER REQUIREMENTS OF EXECUTION ARE PRESUMED WITHOUT THE TESTIMONY OF ANY WITNESS, THERE BEING NO REBUTTAL TESTIMONY OFFERED, AND THE COURT FINDING THAT SAID WILL SHOULD BE PROBATED WITHOUT FURTHER PROOF, THE COURT HAVING CONSIDERED THE EVIDENCE FOR AND AGAINST THE GRANTING OF THE PETITION, AND BEING SATISFIED FROM SAID EVIDENCE THAT THE INSTRUMENT, WHICH PURPORTS TO BE THE LAST WILL AND TESTAMENT OF THE SAID DECEDENT IS THE LEGAL WILL OF THE SAID DECEDENT.

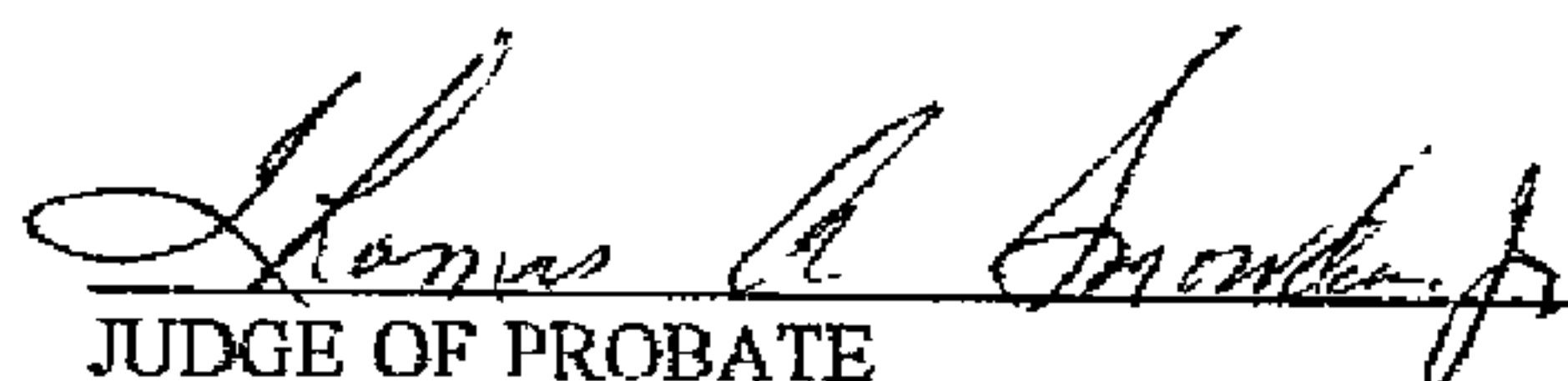
IT IS THEREFORE ORDERED BY THIS COURT THAT THE SAID INSTRUMENT WHICH PURPORTS TO BE THE WILL OF THE SAID DECEDENT WAS DULY AND LEGALLY EXECUTED BY PEARL B. CRAWFORD THAT THE SAID INSTRUMENT IS THE LEGAL WILL OF THE SAID DECEDENT, THAT THE SAID WILL IS HEREBY ADMITTED TO PROBATE AND RECORDED IN THIS COURT AND THAT PURSUANT TO CODE OF ALABAMA SECTION 43-2-21(1975), LETTERS TESTAMENTARY BE GRANTED TO KATIE C. COX AS PERSONAL REPRESENTATIVE UNDER SAID WILL.

IT IS FURTHER ORDERED BY THIS COURT THAT THE SAID PERSONAL REPRESENTATIVE SHALL HAVE ALL THE POWERS AND DUTIES PROVIDED IN THE WILL AND ALL THE GENERAL POWERS, WITHOUT LIMITATION.

IT IS FURTHER ORDERED BY THIS COURT THAT THE SAID PERSONAL REPRESENTATIVE SHALL HAVE ALL THE POWERS AND DUTIES PROVIDED IN THE WILL AND ALL THE GENERAL POWERS, WITHOUT LIMITATION.

IT IS FURTHER ORDERED THAT THE SAID PERSONAL REPRESENTATIVE PROCEED WITHOUT DELAY TO COLLECT AND TAKE POSSESSION OR CONTROL OF THE PERSONAL PROPERTY AND EVIDENCES OF DEBT OF THE SAID DECEDENT. THE WILL EXPRESSLY RELIEVES THE PERSONAL REPRESENTATIVE OF THE REQUIREMENT TO FILE AN INVENTORY. THE SAID WILL OF THE DECEDENT, TOGETHER WITH THE EVIDENCE AND TESTIMONY OF THE SUBSCRIBING WITNESSES, IF APPLICABLE, BE RECORDED IN THE PROBATE RECORD OF SHELBY COUNTY, ALABAMA AS PROVIDED BY LAW.

DONE AND ORDERED BY THE COURT ON THIS THE 19TH DAY OF AUGUST, 1994.


JUDGE OF PROBATE

BOOK 106 PAGE 438

BOOK 32 PAGE 001

Last Will and Testament

of

PEARL B. CRAWFORD

STATE OF ALABAMA

SHELBY COUNTY

I, Pearl B. Crawford, being of sound mind and disposing memory, and being aware of the uncertainty of life and the certainty of death, do hereby publish and declare this my last will and testament, and I hereby revoke all former and other wills and testamentary dispositions which might have been made by me at any time heretofore:

FIRST: I will and direct that my just debts and funeral expenses be paid as soon after my decease as conveniently may be done.

SECOND: I will, devise and bequeath all my property and estate of every kind and character, real, personal, and mixed, wheresoever situate, of which I may die seized and possessed or to which I may be entitled at the time of my decease to Katie C. Cox.

THIRD: In the event the said Katie C. Cox shall predecease me or in the event we die at the same or approximate same time as the result of a common disaster or calamity, then and in that event, I will, devise and bequeath all my property and estate of every kind and character, real, personal, and mixed, wheresoever situate, of which I may die seized and possessed or to which I may be entitled at the time of my decease to John B. Cox, Jr..

FOURTH: I hereby nominate and appoint Katie C. Cox to be the sole executor of this my last will and testament, and direct that my said executor be exempt from giving an official bond, making an inventory, or accounting to any court whatsoever.

I, the undersigned testator, sign my name to this instrument this 29th day of September, 1987, and being first duly sworn, do hereby declare to the undersigned authority that I sign and execute this instrument as my Last Will and that I sign it willingly, that I execute it as my free and voluntary act for the purposes therein expressed, and that I am eighteen years of age or older, of sound mind, and under no constraint or undue influence.

Pearl B. Crawford

Testator

BOOK 106 PAGE 439

BOOK 32 PAGE 002

eighteen years of age or older, of sound mind, and under no constraint or undue influence.

Peggy J. Letson
Witness

Lamie Brasher
Witness

STATE OF ALABAMA
SHELBY COUNTY

Subscribed, sworn to and acknowledged before me by
Pearl B. Crawford, the testator, and subscribed and sworn to
before me by Peggy J. Letson
and Lamie Brasher, witnesses, this
the 29th day of September, 1987.

Dorothy Jackson
Notary Public

BOOK 32 PAGE 003 Pearl B. Crawford 100K 100 100 100


THE STATE OF ALABAMA

SHELBY COUNTY

CERTIFICATE TO PROBATE WILL

THOMAS A. SNOWDEN, JR., JUDGE OF THE COURT OF PROBATE, IN AND FOR
SAID STATE AND COUNTY, DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT
OF WRITING HAVE THIS DAY, IN SAID COURT, AND BEFORE ME AS THE
JUDGE THEREOF, BEEN DULY PROVEN BY THE PROPER TESTIMONY, TO BE THE
GENUINE LAST WILL AND TESTAMENT _____ OF PEARL B.
CRAWFORD _____ DECEASED: AND THAT SAID
WILL _____ TOGETHER WITH THE PROOF THEREOF, HAVE BEEN
RECORDED IN MY OFFICE IN BOOK OF WILLS, VOL _____, PAGE _____.

IN WITNESS OF ALL WHICH I HAVE
HERETO SET MY HAND, AND THE SEAL OF
THE SAID COURT, THIS THE
19TH DAY OF AUGUST 1994.



JUDGE OF PROBATE

BOOK 106 PAGE 441

BOOK 32 PAGE 004

LETTERS TESTAMENTARY

THE STATE OF ALABAMA
COURT OF PROBATE

SHELBY COUNTY
CASE NO. 32-375

THE WILL OF PEARL B. CRAWFORD HAVING BEEN DULY ADMITTED TO RECORD IN SAID COUNTY, **LETTERS TESTAMENTARY** ARE HEREBY GRANTED TO KATIE C. COX THE PERSONAL REPRESENTATIVE NAMED IN SAID WILL, WHO HAS COMPLIED WITH THE REQUISITIONS OF THE LAW, AND IS AUTHORIZED TO ADMINISTER THE ESTATE, SUBJECT TO THE PRIORITIES STATED IN CODE OF ALABAMA (1975, AS AMENDED) @ 43-8-76, THE SAID PERSONAL REPRESENTATIVE, ACTING PRUDENTLY FOR THE BENEFIT OF INTERESTED PERSONS, HAS ALL THE POWERS, WITHOUT LIMITATION, AUTHORIZED IN TRANSACTIONS UNDER CODE OF ALABAMA (1975, AS AMENDED) @ 43-2-843.

WITNESS MY HAND, AND DATED THIS 19TH DAY OF AUGUST, 1994.


JUDGE OF PROBATE

THE STATE OF ALABAMA
SHELBY COUNTY

I PATRICIA A. SEWELL, CHIEF CLERK OF THE PROBATE COURT OF SHELBY COUNTY, ALABAMA HEREBY CERTIFY THAT THE FOREGOING IS A TRUE, CORRECT AND FULL COPY OF THE **LETTERS TESTAMENTARY** ISSUED TO KATIE C. COX AS PERSONAL REPRESENTATIVE OF THE WILL OF PEARL B. CRAWFORD DECEASED, AS THE SAME APPEARS OF RECORD IN SAID COURT. I FURTHER CERTIFY THAT SAID LETTERS ARE STILL IN FULL FORCE AND EFFECT.

WITNESS MY HAND, AND DATED THIS 19TH DAY OF AUGUST, 1994.


CHIEF CLERK

BOOK 116 PAGE 442

ESTATE OF

PEARL B. CRAWFORD

PROBATE COURT

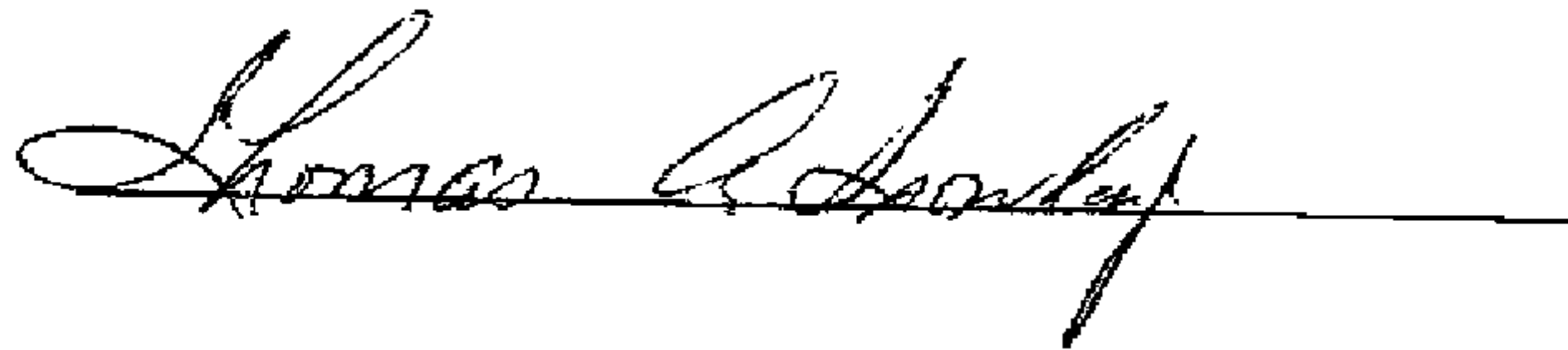
Letters Of Testamentary of said deceased having been granted to the undersigned on the 19TH day of AUGUST, 1994 by the Hon. Thomas A. Snowden, Jr. Judge of the Probate Court of Shelby County, notice is hereby given that all persons having claims against said estate are hereby required to present the same within time allowed by law or the same will be barred.

KATIE C. COX AS PERSONAL REPRESENTATIVE
OF THE ESTATE OF PEARL B. CRAWFORD
DECEASED CASE # 32-375

TO: Kim Price

Publisher of Shelby County Reporter

Please publish the above notice three successive weeks in said newspaper.



ATTORNEY:

FRANK C. ELLIS JR.

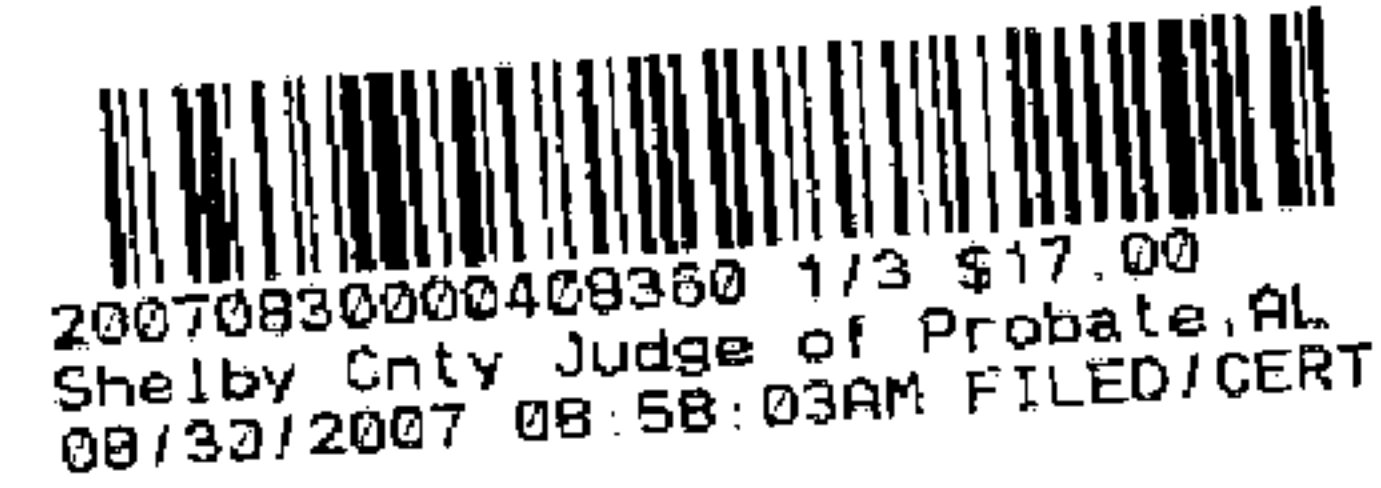
P O BOX 587

COLUMBIANA, AL 35051

669-6783

BOOK 106 PAGE 443

Exhibit D



**AFFIDAVIT OF
KATIE COX**

STATE OF ALABAMA

JEFFERSON COUNTY

I, Katie Cox, after being duly sworn depose and say as follows:

My name is Katie Cox, I am a resident citizen of Calera, Shelby County, Alabama. I was born and raised in Calera and I am the granddaughter of Maggie Pearl Crawford who is also known by Pearl B. Crawford. My grandmother disliked her given name "Maggie" and did not like to use it so she always tried to avoid it and used "Pearl" or "Pearl B. Crawford" instead.

Regarding the property as described on attached Exhibit "A", I am the owner of this property through the inheritance from my grandmother Maggie Pearl Crawford aka Pearl B. Crawford who owned this property for many years prior to her death. This property had several rental houses on it over the years and Dorothy Pate was one of the tenants and the only one that lived there for such a long period of time. She lived there as a tenant of my grandmothers until she died and then my tenant afterwards until she moved about 10 or 12 years ago. Other tenants came and went in short periods of time. After Dorothy Pate moved I had the Calera Fire Department burn the houses down just to get rid of them. This was about 1997 or 1998. These properties have been unoccupied since that time.

The only time I have had any problems of any type regarding this property was with the current owners of the lot between my two lots and they have some type of auto business and have parked cars over on my property. I have had to speak to them a number of times about this and to get them to move the automobiles off my property.

There has never been any other types of problems with neighbors or others regarding these properties or property lines. No one has ever made any claims, assertions, demands or any type of controversy regarding these properties. No one has ever questioned my ownership or property lines of this property.

Done this 27 day of August, 2007.


KATIE COX

**Katie Cox is one and the same as
Katie C. Cox**

STATE OF ALABAMA
SHELBY COUNTY



20070830000408360 2/3 \$17.00
Shelby Cnty Judge of Probate, AL
08/30/2007 08:58:03AM FILED/CERT

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Katie Cox, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 29th day of August, 2007.



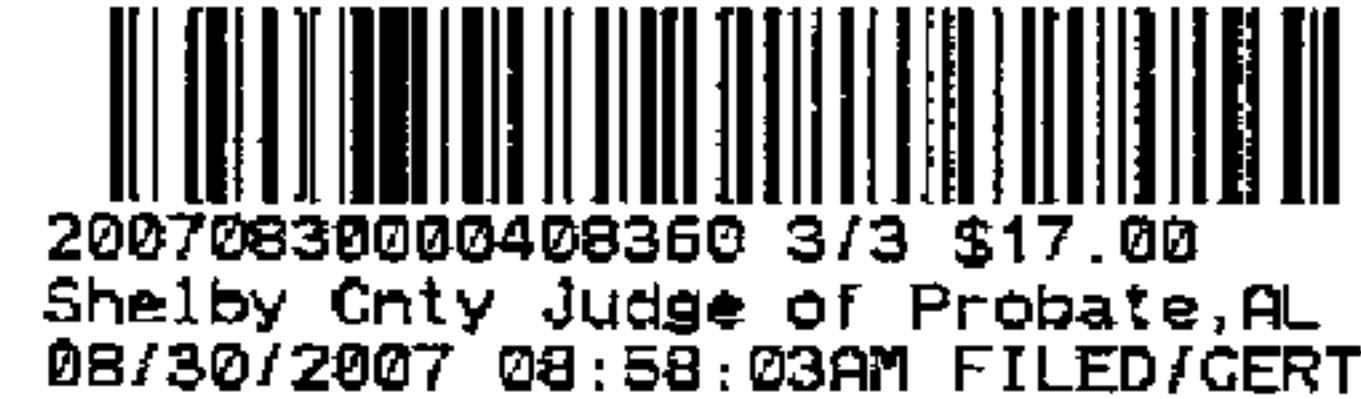
Notary Public

[NOTARIAL SEAL]

My Commission expires: 2/27/08

EXHIBIT "A"

STATE OF ALABAMA
COUNTY OF SHELBY



Parcel #2

Commence at an existing 1-1/4" pipe marking the Northeast corner of Lot 1, Block 46 of Dunstons Map of Calera, an unrecorded subdivision; thence run South 00°06'38" West along the East line of Lot 1, also being the West right-of-way line of the L & N Railroad a distance of 71.15 feet to an existing iron pin with cap stamped ALA PE-LS #9500; thence run North 85°53'51" West a distance of 220.02 feet to an existing iron pin with cap stamped B. Lucas #23005 on the East right-of-way line of U.S. Highway #31; thence run along said right-of-way line and along a curve to the left having a Delta = 00°20'50", Radius = 5769.59 feet a distance of 34.96 feet measured along the chord of said curve having a chord bearing of North 04°07'12" East to an iron pin set (1/2" rebar with cap stamped JBW&T, Inc. CA0046LS); thence continue along said right-of-way line North 03°42'34" East a distance of 21.42 feet to an iron pin set; thence leaving said right-of-way line run South 89°46'49" East a distance of 215.70 feet to the point of beginning.

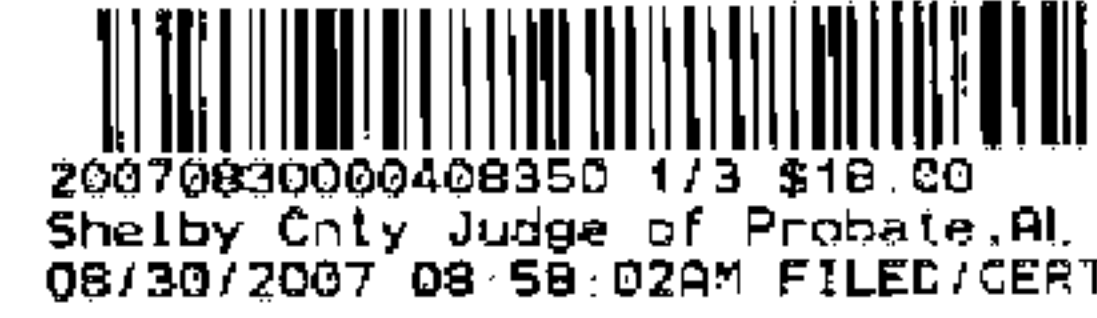
Said Parcel #2 being a portion of the NE 1/4, Section 21, T-22-S, R-2-W, being subject to a sanitary sewer easement 10 feet in width along the West side of the property, lying and being in the City of Calera, Shelby County, Alabama, and containing 0.32 acre, more or less.

Parcel #3

Commence at an existing 1-1/4" pipe marking the Northeast corner of Lot 1, Block 46 of Dunstons Map of Calera, an unrecorded subdivision; thence run South 00°06'38" West along the East line of Lot 1, also being the West right-of-way line of the L & N Railroad a distance of 71.15 feet to an existing iron pin with cap stamped ALA PE-LS #9500; thence continue South 00°06'38" West along said West right-of-way line a distance of 54.94 feet to an existing iron pin with cap stamped ALA PE-LS #9500 and the point of beginning. From said point of beginning continue South 00°06'38" West along said West right-of-way line a distance of 134.31 feet to an existing iron pin with cap stamped ALA PE-LS #9500; thence run North 85°56'25" West a distance of 236.57 feet to an existing iron pin with cap stamped B. Lucas #23005 on the East right-of-way line of U.S. Highway #31; thence run North 05°31'27" East along said right-of-way line a distance of 72.91 feet to an iron pin set (1/2" rebar with cap stamped JBW&T, Inc. CA0046LS); thence continue along said right-of-way line and along a curve to the left having a Delta = 00°36'24", Radius = 5769.59 feet a distance of 61.09 feet measured along the chord of said curve having a chord bearing of North 05°08'30" East to an existing iron pin with cap stamped B. Lucas #23005; thence leaving said right-of-way line run South 85°56'51" East a distance of 224.30 feet to the point of beginning.

Said Parcel #3 being a portion of the NE 1/4, Section 21, T-22-S, R-2-W, being subject to a sanitary sewer easement 10 feet in width along the West side of the property, lying and being in the City of Calera, Shelby County, Alabama, and containing 0.71 acre, more or less.

Exhibit E



Send tax notice to:
AACalera, LLC
a Delaware Limited Liability Company
361 Summit Boulevard, Suite 110
Birmingham, Alabama 35243

This instrument prepared by:
James R. Moncus, Jr., LLC
Attorney at Law
1313 Alford Avenue
Birmingham, Alabama 35226

STATE OF ALABAMA)
JEFFERSON COUNTY)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Twenty Five Thousand and no/100 Dollars (\$325,000.00), in hand paid to the undersigned, Katie C. Cox, an Unmarried Woman, as devisee of the Estate of Pearl B. Crawford - Probate Case No. 32-375, (hereinafter referred to as the "Grantor") by AACalera, LLC, a Delaware Limited Liability Company, (hereinafter referred to as the "Grantee"), the receipt and sufficiency of which is hereby acknowledged, the Grantor does, by these presents, grant, bargain, sell, and convey unto the Grantee the following described real estate situated in Shelby County, Alabama, to-wit:

Please see the attached Exhibit "A" for the Legal Description.

Pearl B. Crawford is one and the same person as Maggie Pearl Crawford.

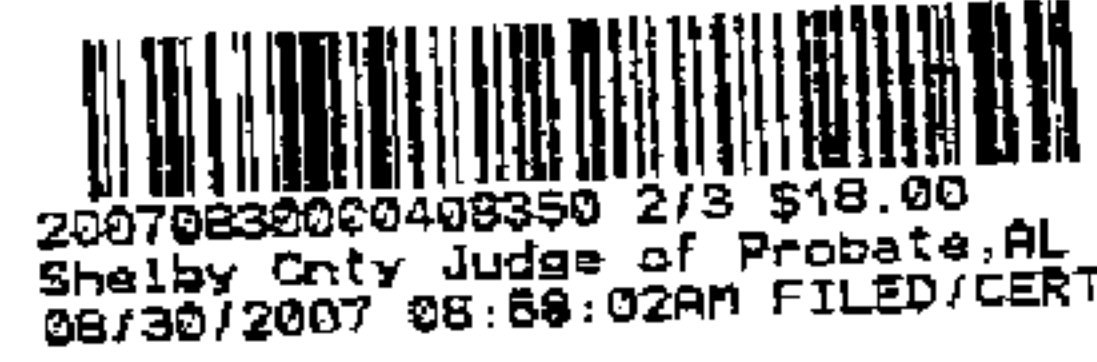
All of the purchase price was paid from the proceeds of a mortgage recorded simultaneously herewith.

SUBJECT TO:

1. Mineral and mining rights leased, granted, or retained by prior owners.
2. General and special taxes or assessments for 2007 and subsequent years not yet due and payable.
3. Right of Way to Alabama Power Company as set out in Instruments recorded in Deed Book 222, page 421.
4. Agreement in regard to sanitary sewer system as set out in Instrument #20030819000545830.

TO HAVE AND TO HOLD unto the Grantee, their heirs, executors, administrators and assigns forever.

The Grantor does for itself, its heirs, executors, administrators and assigns, covenant with the Grantee, their successors and assigns, that it is lawfully seized in fee simple of said premises, that the premises are free from all encumbrances except as aforesaid, that it has a good right to sell and convey the same as aforesaid, and that it will, and its heirs, executors, administrators and assigns shall, warrant and defend the same to the Grantee, their successors and assigns, forever, against the lawful claims of all persons.



IN WITNESS WHEREOF, I have hereunto set my hand and seal on this the 28th day of

August, 2007.

Katie C. Cox, as Devisee of the Estate of
Pearl B. Crawford, deceased, Probate Case
No. 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, whose named as Devisee under the Estate of Pearl B. Crawford, deceased, as shown by Probate Case No. 32-375, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, she, as such Devisee and with full authority, executed the same voluntarily for and as the act of said Will on the day the same bears date.

Given under my hand and official seal this the 28th day of August, 2007.

Notary Public

[NOTARIAL SEAL]

My Commission expires: 2/23/08

EXHIBIT "A"

20070830000408350 3/3 \$18.00
Shelby Cnty Judge of Probate, AL
08/30/2007 08:58:02AM FILED/CERT

STATE OF ALABAMA
COUNTY OF SHELBY

Parcel #2

Commence at an existing 1-1/4" pipe marking the Northeast corner of Lot 1, Block 46 of Dunstons Map of Calera, an unrecorded subdivision; thence run South 00°06'38" West along the East line of Lot 1, also being the West right-of-way line of the L & N Railroad a distance of 71.15 feet to an existing iron pin with cap stamped ALA PE-LS #9500; thence run North 85°53'51" West a distance of 220.02 feet to an existing iron pin with cap stamped B. Lucas #23005 on the East right-of-way line of U.S. Highway #31; thence run along said right-of-way line and along a curve to the left having a Delta = 00°20'50", Radius = 5769.59 feet a distance of 34.96 feet measured along the chord of said curve having a chord bearing of North 04°07'12" East to an iron pin set (1/2" rebar with cap stamped JBW&T, Inc. CA0046LS); thence continue along said right-of-way line North 03°42'34" East a distance of 21.42 feet to an iron pin set; thence leaving said right-of-way line run South 89°46'49" East a distance of 215.70 feet to the point of beginning.

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Parcel #3

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Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/14/2022 02:43:57 PM
\$91.00 BRITTANI
20220114000018870

Allen S. Boyd