

This instrument was prepared by:  
BETHANY H. SNEED  
Harrison & Gammons PC  
2430 L & N Drive, Huntsville, AL 35801  
256-533-7711 TL22004 (Calera)

STATE OF ALABAMA       )  
                                     :  
COUNTY OF SHELBY       )

**WHEREAS, W. H. CRAWFORD and PEARL B. CRAWFORD**, both individually and as joint tenants, obtained title to the hereinafter described property by virtue of multiple warranty deeds in the 1930s and 1940s, specifically Deed Book 122, Page 178; Deed Book 119, Page 443; Deed Book 107, Page 370; Deed Book 107, Page 371; Deed Book 105, Page 303; and Deed Book 102, Page 550, all recorded in the Office of the Judge of Probate of Shelby County, Alabama; and,

**WHEREAS**, the said **W. H. CRAWFORD** died on or about November 27, 1963, his Estate being probated in Book 15, Page 752, in the Probate Court of Shelby County, Alabama; and,

**WHEREAS**, the said **PEARL B. CRAWFORD A/K/A MAGGIE PEARL CRAWFORD**, died on or about November 27, 1963, her Estate being probated as Case No. 32-375, in the Probate Court of Shelby County, Alabama; and,

**NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENT:** That the undersigned, **KATIE C. COX, a single woman, individually and in her capacity as Personal Representative of Pearl B. Crawford, Deceased, Probate Case No. 32-375, Probate Records of Shelby County, Alabama (collectively, the herein "Grantor")** for and in consideration of the sum of TEN AND NO/00 (\$10.00) DOLLARS, and other good and valuable consideration, this day in hand paid to them by **THE BROADWAY GROUP, LLC, an Alabama limited liability company, (the herein "Grantee")**, the receipt of which is hereby acknowledged, does hereby give, grant, bargain, sell and convey unto the said **THE BROADWAY GROUP, LLC, an Alabama limited liability company**, the following described real estate lying and being in the County of **SHELBY**, State of Alabama, to-wit:

COMMENCE AT THE NORTHWEST CORNER OF THE INTERSECTION OF U.S. HIGHWAY 31 AND SEVENTH AVENUE, CALERA, SHELBY COUNTY, ALABAMA, SAID PROPERTY LYING IN SECTION 16, TOWNSHIP 22 SOUTH, RANGE 2 WEST, THENCE ALONG THE WESTERLY MARGIN OF U.S. HIGHWAY 31 NORTH 02°25'11" EAST, A DISTANCE OF 58.17 FEET TO THE POINT OF BEGINNING OF A PARCEL OF LAND MORE FULLY DESCRIBED AS FOLLOWS: FROM THIS POINT OF BEGINNING THENCE LEAVING THE WESTERLY MARGIN OF SAID ROAD NORTH 83°10'22" WEST, A DISTANCE OF 150.00 FEET; THENCE SOUTH 02°25'11" WEST, A DISTANCE OF 58.17 FEET TO A POINT LOCATED ON THE NORTHERLY MARGIN OF SEVENTH AVENUE; THENCE ALONG THE NORTHERLY MARGIN OF SAID ROAD NORTH 83°10'22" WEST, A

DISTANCE OF 60.11 FEET; THENCE LEAVING THE NORTHERLY MARGIN OF SAID ROAD NORTH 04°02'46" EAST, A DISTANCE OF 355.25 FEET TO A POINT LOCATED ON THE SOUTHERLY MARGIN OF SIXTH AVENUE; THENCE ALONG THE SOUTHERLY MARGIN OF SAID ROAD SOUTH 83°10'22" EAST, A DISTANCE OF 200.00 FEET TO A POINT LOCATED ON THE WESTERLY MARGIN OF U.S. HIGHWAY 31; THENCE ALONG THE WESTERLY MARGIN OF SAID ROAD SOUTH 02°25'16" WEST, A DISTANCE OF 293.72 FEET; THENCE SOUTH 02°18'38" WEST, A DISTANCE OF 4.00 FEET TO THE POINT OF BEGINNING, SAID PARCEL CONTAINING 64,059.7 SQUARE FEET, OR 1.47 ACRES, MORE OR LESS.

**THE PROPERTY HEREIN CONVEYED COMPRISES NO PART OF THE HOMESTEAD OF THE UNDERSIGNED GRANTOR.**

**TO HAVE AND TO HOLD THE** above described real estate, together with all and singular the rights, tenements, hereditaments, appurtenances and improvements thereunto belonging, or in anywise appertaining, unto the said **THE BROADWAY GROUP, LLC, an Alabama limited liability company,** and unto its successors and assigns forever.

**AND THE UNDERSIGNED,** Grantors, for themselves, their heirs and assigns, do hereby and in consideration of the premises, warrant and will forever, defend the title to the above described and hereby granted premises unto the said **THE BROADWAY GROUP, LLC, an Alabama limited liability company,** its successors and assigns, from and against themselves, and all persons claiming or holding under them, the said Grantor, and also against the lawful claims or demands of all persons whomsoever, covenanting that they are seized in fee thereof; that they have a good and lawful right to sell and convey the same, as aforesaid; that the same is free and clear of all encumbrances, except taxes due October 1, 2023, and subsequent years; and further excepting any restrictions, rights-of-way and easements pertaining to the above described property of record in the Probate Office of **SHELBY** County, Alabama.

Pursuant to and in accordance with Section 40-22-1 of the Code of Alabama (1975), the following information is offered in lieu of submitting Form RT-1:

The purchase price or actual value claimed can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

<input type="checkbox"/>	Bill of Sale	<input type="checkbox"/>	Appraisal
<input type="checkbox"/>	Sales Contract	<input type="checkbox"/>	Other _____
<input checked="" type="checkbox"/>	Closing Statement		

Grantor's Address: 2222 Ross Avenue, Hoover, Alabama 35226  
Grantee's Address: 216 Westside Square, Huntsville, Alabama 35801  
Property Address: 1241 6th Avenue, Calera, Alabama 35040  
Purchase Price: \$200,000.00

The undersigned Grantor does hereby attest that, to the best of Grantor's knowledge and belief, the above information is true and accurate. The undersigned Grantor further understands that any false statements claimed may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

[Signatures and acknowledgements to follow.]

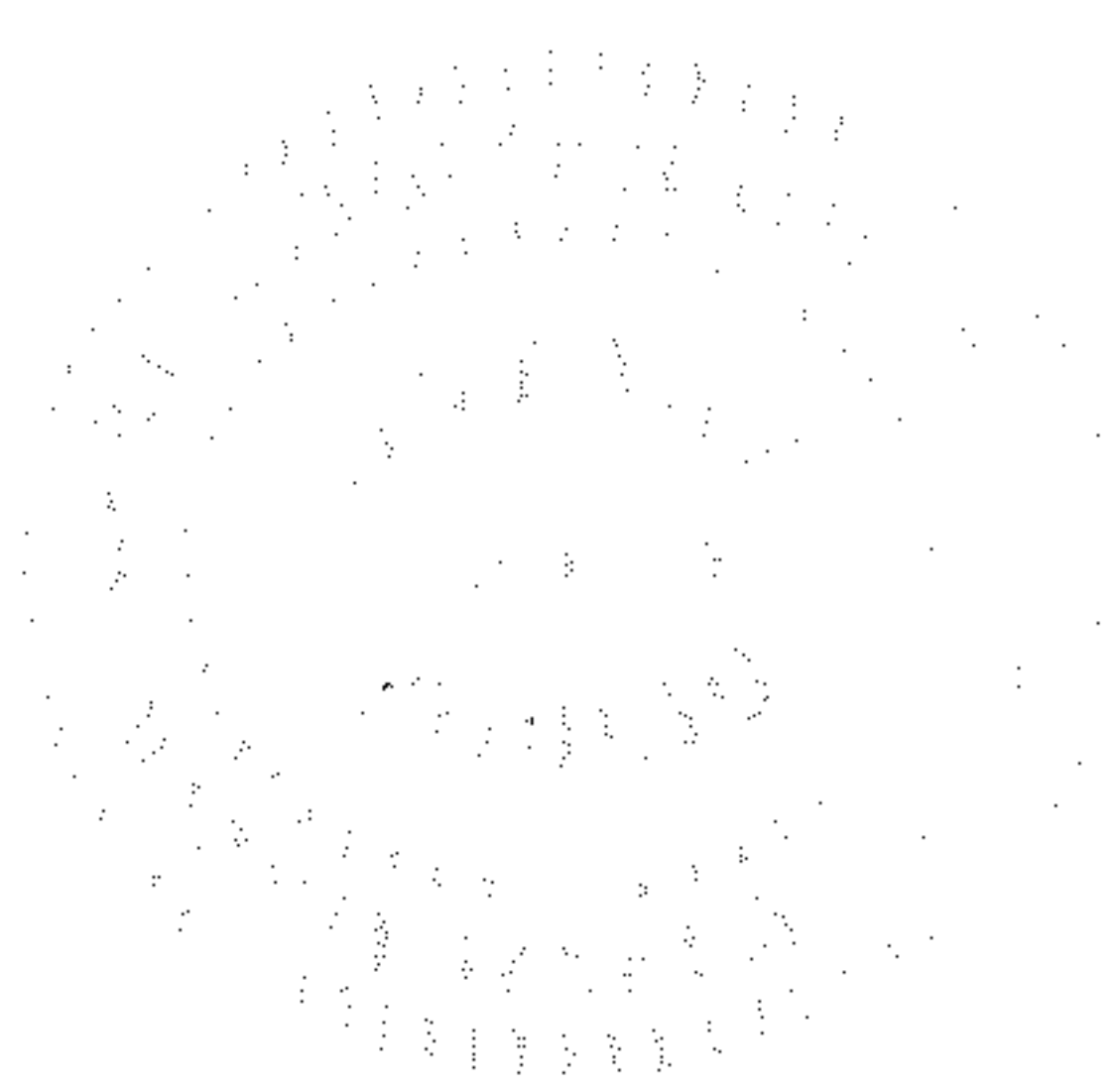
1 IN WITNESS WHEREOF, the Grantor does hereunto set his or her hands and seals on this the  
day of March, 2023.

Katie C. Cox, by and through her Attorney-in-Fact,  
Katie C. Cox, individually and in her capacity as John B. Cox, Jr.  
Personal Representative of the Estate of Pearl B.  
Crawford, Deceased, Case No. 32-375, Probate Records  
of Shelby County, Alabama, by and through her  
Attorney-in-Fact, John B. Cox, Jr.

STATE OF ALABAMA            )  
COUNTY OF Jefferson    )

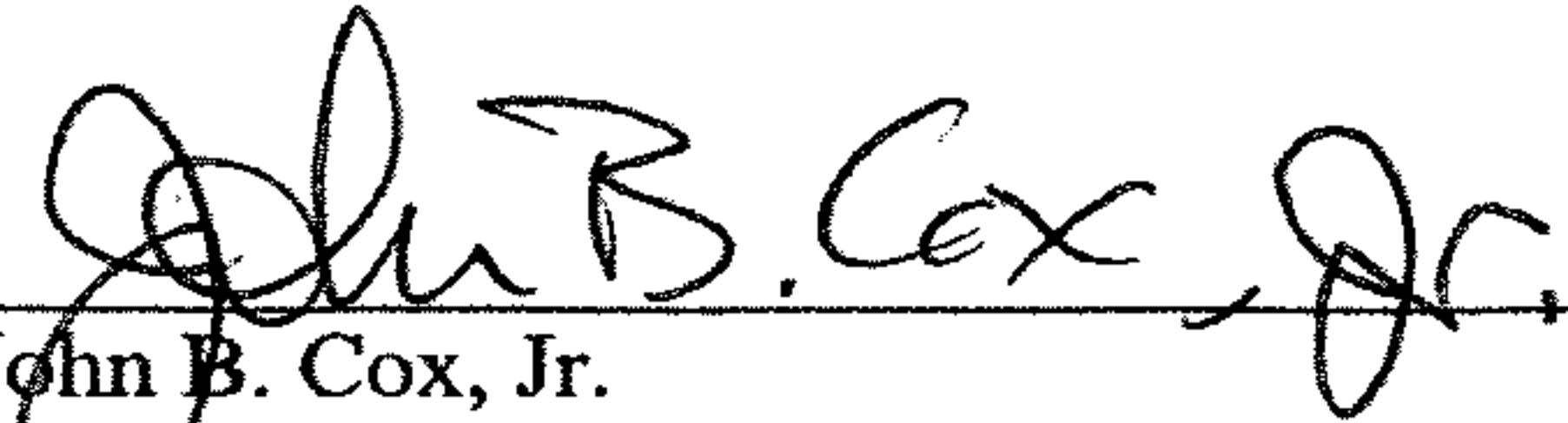
I, the undersigned, a Notary Public in and for said county and in said state, hereby certify that, **John B. Cox, Jr.**, whose name as Attorney-in-Fact for **Katie C. Cox**, individually and in her capacity as Personal Representative of the Estate of Pearl B. Crawford, Deceased, Case No. 32-375, Probate Records of Shelby County, Alabama, 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, in his capacity as such Attorney-in-Fact, and with authority to do so, executed the same voluntarily on the day the same bears date for and in behalf of the said **Katie C. Cox**.

Given under my hand and seal this the 1 of March, 2023.



Mary Cassiter Chapman  
Notary Public  
My Commission Expires: 10/19/2024




  
John B. Cox, Jr.

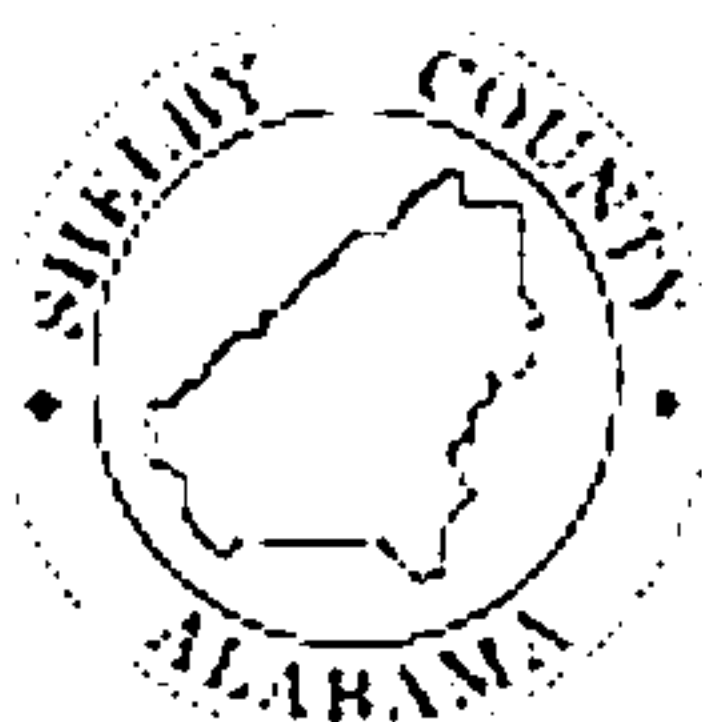
STATE OF ALABAMA       )  
COUNTY OF Jefferson )

I, the undersigned, a Notary Public in and for said county and in said state, hereby certify that, **John B. Cox, Jr.**, a married man, whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 1 of March, 2023.

  
Notary Public  
My Commission Expires: 10/17/2024

**Send Tax Notice To:**  
The Broadway Group, LLC  
216 Westside Square  
Huntsville, AL 35801



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
03/02/2023 02:17:33 PM  
\$233.00 JOANN  
20230302000058040

