

SEND TAX NOTICE TO:
ARLENE M. PFEIFFER
1604 Wellington Road
Birmingham, Alabama 35209

THIS INSTRUMENT PREPARED BY:
J. PERRY MORGAN, BLACK AND MORGAN, ATTORNEYS
3432 Independence Drive
Birmingham, Alabama 35209

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY) KNOW ALL MEN BY THESE PRESENTS

In consideration of Ten and No/100 Dollars (\$10.00) and the execution by Grantees of the below described mortgage, I, ARLENE M. PFEIFFER, a single woman (herein referred to as Grantor), grant, bargain, sell and convey unto JANE ANNE PFEIFFER FORD, CHRISTINA PAX PFEIFFER KILLCREAS, RALPH BURTON PFEIFFER, JR. and KARL IAN PFEIFFER, as tenants in common (herein referred to as Grantees), the following described real estate, situated in Shelby County, Alabama, to-wit:

PARCEL I. Commence at the Northeast Corner of the Southwest one-quarter of the Southwest one-quarter of Section 10, Township 21 South, Range 2 West; Thence run West along the North Line of said quarter-quarter Section for a distance of 210.00 feet to the point of beginning of the herein described parcel; from the point of beginning thus obtained, thence turn an interior angle to the right of 87 degrees 26 minutes and 33 seconds and run South parallel with the East line of said quarter-quarter Section for a distance of 420.00 feet; Thence turn an interior angle to the right of 92 degrees 33 minutes 27 seconds and run East parallel with the North line of said quarter-quarter Section for a distance of 210.00 feet; thence turn an interior angle to the left of 92 degrees 33 minutes 27 seconds and run South along the East line of said quarter-quarter section for a distance of 916.03 feet to the Southeast corner of said quarter-quarter section; thence turn an interior angle to the left of 87 degrees 07 minutes 03 seconds and run West along the south line of said quarter-quarter Section for a distance of 1327.30 feet to the Southwest corner of the Southwest one-quarter of the Southwest one-quarter of said Section; Thence turn an interior angle to the left of 92 degrees 48 minutes 48 seconds and run North along the West line of said quarter-quarter Section for a distance of 664.21 feet; thence turn an interior angle to the left of 87 degrees 20 minutes 56 seconds and run in an Easterly direction for a distance of 663.16 feet; thence turn an interior angle to the right of 87 degrees 18 minutes and 51 seconds and run in a Northerly direction for a distance of 666.11 feet; thence turn an interior angle to the left of 87 degrees 28 minutes 37 seconds and run East along the North Line of the Northeast corner of the Southwest quarter of the Southwest quarter for a distance of 452.67 feet to the point of beginning. Said parcel contains 28.38 acres.

PARCEL II. Begin at the Southeast corner of the southeast one-quarter of the Southeast one-quarter of Section 9, Township 21 South, Range 2 West; thence run west along the South line of said quarter-quarter Section for a distance of 200.00 feet; thence turn an interior angle to the left of 90 degrees 0 minutes and 0 seconds and run in a Northerly direction for a distance of 363.00 feet; thence turn an interior angle to the right of 90 degrees 0 minutes and 0 seconds and run in a Westerly direction for a distance of 360.00 feet; thence turn an interior angle to the right of 90 degrees 0 minutes 0 seconds and run in a Southerly direction for a distance of 363.00 feet; thence turn an interior angle to the left of 90 degrees 0 minutes and 0 seconds and run in a Westerly direction along the South line of said quarter-quarter Section for a distance of 779.83 feet to the Southwest Corner of the Southeast one-quarter of the Southeast one-quarter of said Section; thence turn an interior angle to the left of 92 degrees 31 minutes and 51 seconds and run north along the west line of said quarter-quarter section for a distance of 1332.73 feet to the Northwest Corner of said quarter-quarter Section; thence turn an interior angle to the left of 87 degrees 34 minutes and 37 seconds and run East along the North line of said quarter-quarter section for a distance of 198.18 feet; thence turn an interior angle to the left of 92 degrees 25 minutes and 23 seconds and run South, parallel with the West line of said quarter-quarter section for a distance of 666.03 feet; thence turn an interior angle to the right of 92 degrees 19 minutes 37 seconds and run in an easterly direction for a distance of 1139.56 feet; thence turn an

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interior angle to the left of 92 degrees 30 minutes and 55 seconds and run South along the East line of Section 9 for a distance of 664.21 feet to the point of beginning. Said parcel contains 20.26 acres.

This deed is intended to convey to each of the named Grantees, as tenants in common, an undivided one-fourth (1/4) interest in and to the subject property.

This conveyance is subject to all easements, rights of way, restrictions, liens, ad valorem taxes for future years and all other matters of record as recorded in the Probate Office of Shelby County, Alabama.

\$79,600.00 of the consideration recited arose from the proceeds of a purchase money mortgage loan executed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantees, their heirs and assigns forever.

And I do for myself and for my heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 22 day of December, 1993.

WITNESS

ARLENE M. PFEIFFER

STATE OF ALABAMA
JEFFERSON COUNTY

I, Joan J. Ferguson a Notary Public in and for said County, in said State, hereby certify that Arlene M. Pfeiffer, a single woman, 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, she executed the same voluntarily on the day the same bears date.

1993.

Given under my hand and official seal, this 29th day of December,

Notary Public

(SEAL)

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