

Send Tax Notice To:

Roswell R. Pfister
623 Asian Forest
Harpersville, Alabama 35078
PID# 58-08-8-33-0-000-007

**WARRANTY DEED, JOINTLY FOR LIFE
WITH REMAINDER TO SURVIVOR**

STATE OF ALABAMA
Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of

Seven Hundred Thirty Thousand and 00/100'S * (\$730,000.00)**
to the undersigned Grantor(s) , in hand paid by the Grantee(s)
herein, the receipt whereof is acknowledged, I or we,

James E. Mulvaney and Bettie D. Mulvaney, husband and wife
(hereinafter referred to as Grantor, (whether one or more),
does/do hereby grant, bargain, sell and convey unto

Roswell R. Pfister and Sarah L. Alvarez
(herein referred to as Grantees), for and during their joint
lives and upon the death of either of them, then to the survivor
of them in fee simple, together with every contingent remainder
and right of reversion, the following described real estate,
situated in **Shelby County, Alabama, to-wit:**

See attached Exhibit "A" for legal description.

\$584,000.00 of the purchase price recited above was paid
from a mortgage loan closed simultaneously herewith.

Subject to ad valorem taxes for 1994 and subsequent
years not yet due and payable.

Subject to covenants and restrictions, building lines,
easements and rights of way of record.

Subject to mineral and mining rights of record and all
rights and privileges incident thereto.

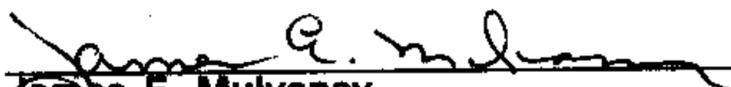
TOGETHER WITH all and singular, the rights and privileges,
hereditaments, and appurtenances thereto belonging or in anywise
appertaining.

TO HAVE AND TO HOLD, To the said Grantees, for and during
their joint lives and upon the death of either of them, then to
the survivor of them in fee simple, and to the heirs and assigns
of such survivor forever; it being the intention of the parties
to this conveyance, that, unless the joint tenancy hereby
created is severed or terminated during the joint lives of the
GRANTEES herein, in the event one GRANTEE herein survives the
other, the entire interest in fee simple in and to the property
described hereinabove shall pass to the surviving GRANTEE, and
if one does not survive the other, then the heirs and assigns of
the GRANTEES herein shall take as tenants in common.

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

02/09/1994-04433
12:46 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 KJS 159.50

IN WITNESS WHEREOF, I/We have hereunto set my/our hand(s) and seal(s) this 31st day of December, 1993.


James E. Mulvaney

Bettie D. Mulvaney

**STATE OF ALABAMA
SHELBY COUNTY**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **James E. Mulvaney and Bettie D. Mulvaney, husband and wife** whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 31st day of December, 1993.


NOTARY PUBLIC
MY COMMISSION EXPIRES: 09/21/94

(AFFIX SEAL)

93513SH

This instrument prepared by:

W. Russell Beale, Jr., Attorney at Law
BEALS & ASSOCIATES, P.C.
#10 Inverness Center Pkwy., Suite 110
Birmingham, AL 35243

FILE NO: 93513SH
LOAN NO: 196286
BINDER NO: 79410

EXHIBIT "A" LEGAL DESCRIPTION

A Parcel of land situated in the S 1/2 of the NW 1/4 of Section 33, Township 19 South, Range 1 East, Shelby County, Alabama, being more particularly described as follows:

Commence at a concrete monument at the Southwest Corner of the SW 1/4 of the NW 1/4 of Section 33, Township 19 South, Range 1 East, thence run North 01 Degrees 25 Minutes 37 Seconds West along the West line of said 1/4-1/4 Section for a distance of 1326.44 feet; thence run North 87 Degrees 35 Minutes 07 Seconds East for a distance of 1297.74 Feet; thence run South 00 Degrees 09 Minutes 26 Seconds West for a distance of 153.98 feet; thence run South 86 Degrees 57 Minutes 00 Seconds East for a distance of 57.81 Feet; thence run South 03 Degrees 50 Minutes 46 Seconds East for a distance of 463.80 feet; thence run South 64 Degrees 42 Minutes 12 Seconds East for a distance of 256.82 feet to a point on the Westerly Right of Way of Shelby County Highway No. 55 and a point of a curve to the left having a Central Angle of 8 Degrees 23 Minutes 08 Seconds and a Radius of 948.42 feet and a chord bearing of South 04 Degrees 17 Minutes 07 Seconds West; thence run along the arc of said curve for a distance of 138.81 feet; thence, leaving said Right of Way, run North 84 Degrees 09 Minutes 26 Seconds West for a distance of 182.07 feet; thence run South 86 Degrees 23 Minutes 41 Seconds West for a distance of 191.46 feet; thence run South 59 Degrees 25 Minutes 21 Seconds West for a distance of 515.36 feet; thence run South 85 Degrees 09 Minutes 24 Seconds West for a distance of 740.45 feet; thence run South 01 Degrees 23 Minutes 02 Seconds East for a distance of 192.63 feet to the South line of said 1/4-1/4 Section; thence run South 85 Degrees 09 Minutes 24 Seconds West for a distance of 24.83 feet to the Point of Beginning; being situated in Shelby County, Alabama.

Inst # 1994-04433

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