

THIS INSTRUMENT PREPARED BY:

SEND TAX NOTICE TO:

Frank K. Bynum
#17 Office Park Circle
Birmingham, AL 35223

Roswell R. Pfister
618 Aslan Forest
Harpersville, AL 35078

STATE OF ALABAMA COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of THIRTY THOUSAND & NO/100 (\$30,000.00) to the undersigned grantors James E. Mulvaney and wife, Bettie D. Mulvaney, debtors in possession in hand paid by Roswell R. Pfister and Sarah L. Alvarez, the receipt whereof is acknowledged, we, James E. Mulvaney and wife, Bettie D. Mulvaney, debtors in possession (herein referred to as Grantors) grant, bargain, sell and convey unto Roswell R. Pfister and Sarah L. Alvarez (herein referred to as Grantees), as joint tenants, with right of survivorship, the following real estate, situated in Shelby County, Alabama, to wit:

1994-16790

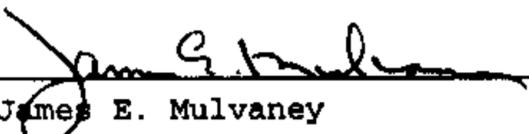
See Exhibit "A" for legal Description.

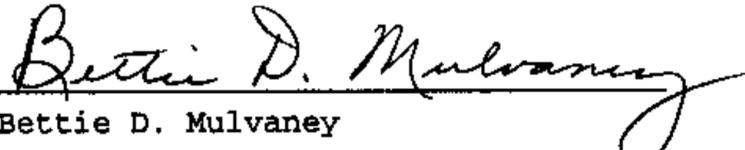
Subject to existing easements, restrictions, building set-back lines, rights of way, limitations, if any, of record.

TO HAVE AND TO HOLD Unto the said Grantees, as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties 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 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 we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and by our 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, we have hereunto set our hands and seals, this 13th day of May, 1994.

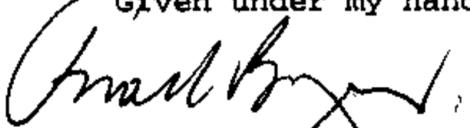

James E. Mulvaney


Bettie D. Mulvaney

STATE OF ALABAMA COUNTY OF JEFFERSON

I, the undersigned, a Notary Public, in and for the said County, in said State, hereby certify that James E. Mulvaney and wife, Bettie D. Mulvaney, debtors in possession whose names are signed to the foregoing conveyance, and who are known to me, acknowledge 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 and official seal this 13th day of May, 1994.


Frank K. Bynum, NOTARY PUBLIC

My Commission Expires: November 20, 1996

1994-16790

05/24/1994-16790
01:24 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 41.00

This legal description is hereby made a part of that certain deed from James E. Mulvaney and Bettie D. Mulvaney to Roswell R. Pfister dated May 13, 1994.

LEGAL DESCRIPTION

EXHIBIT "A"

From the Northeast corner of the SE 1/4 of the NW 1/4 of Section 33, Township 19 South, Range 1 East, run West along the North boundary of said 1/4-1/4 a distance of 1221.04 feet; thence left 63 degrees 45 minutes a distance of 105.07 feet to the point of beginning; thence left 38 degrees 27 minutes 09 seconds a distance of 463.80 feet; thence left 62 degrees 30 minutes 43 seconds a distance of 256.90 feet; thence left 88 degrees 39 minutes 08 seconds a distance of 178.35 feet; thence right 7 degrees 27 minutes a distance of 318.77 feet; thence left 93 degrees 50 minutes a distance of 266.33 feet; thence left 27 degrees 03 minutes a distance of 279.07 feet to the point of beginning.

Situated in Shelby County, Alabama.

Inst # 1994-16790

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