

SEND TAX NOTICE TO:
Jane Ann Pfeiffer Ford
2510 College Street
Decatur, Alabama 35601

THIS INSTRUMENT PREPARED BY:

✓ J. PERRY MORGAN, BLACK AND MORGAN, ATTORNEYS 995-09589
3432 Independence Drive
Birmingham, Alabama 35209

WARRANTY DEED

04/12/1995-09589
12:00 PM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
002 MCD 140.00

STATE OF ALABAMA
SHELBY COUNTY

)
) KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Twenty Thousand and No/100 Dollars (\$120,000.00), to the undersigned Grantor, in hand paid by the Grantees herein, the receipt whereof is acknowledged, I, MORGAN A. RAINES, JR., an unmarried man, (herein referred to as Grantor), grant, bargain sell and convey unto WHITNEY JANE FORD CLEMONS, LAWRENCE GIDDENS FORD, JR., ANN PFEIFFER FORD, RALPH BURTON PFEIFFER, III, GWENETH CAMERON PFEIFFER, ELIZABETH KILLCREAS AHO, CHRISTINA ANNETTE KILLCREAS, KELLY DIANE KILLCREAS, CHRISTINA P. KILLCREAS (for and in behalf of AMELIA JANE KILLCREAS, a minor, under the Alabama Uniform Transfers to Minors Act), and KARL IAN PFEIFFER (for and in behalf of KARL IAN PFEIFFER, II, a minor, under the Alabama Uniform Transfers to Minors Act), as tenants-in-common (herein referred to as Grantees), the following described real estate, situated in Shelby County, Alabama, to-wit:

Commence at the NE corner of Section 16, Township 21 South, Range 2 West, Shelby County, Alabama; thence Westerly along the North line of said Section 16, 735.16 feet to an iron pin and the point of beginning of the tract being described; thence continue Westerly along the last described course along the North line of Section 16, 1,943.40 feet to the NW corner of the NW 1/4 of the NE 1/4 of said Section 16; thence 92 deg. 33 min. 52 sec. left and Southerly along the West line of the said NW 1/4 of the NE 1/4 of Section 16, 646.29 feet to an iron pin; thence 87 deg. 26 min. 08 sec. left and Easterly 1,866.86 feet to an iron pin; thence 87 deg. 25 min. 47 sec. right and Southerly 615.99 feet to an iron pin; thence 92 deg. 31 min. 13 sec. left and Easterly 811.73 feet to an iron pin in the Western edge of a public gravel road; thence 92 deg. 34 min. 13 sec. left and Northerly 76.57 feet to an iron pin; thence 87 deg. 25 min. 47 sec. left and Westerly 735.16 feet to an iron pin; thence 87 deg. 25 min. 47 sec. right and Northerly 1,185.0 feet to an iron pin and the point of beginning of the tract being described, containing 31.12 acres and marked on the corners with iron pins, subject to any and all agreements, easements, rights of way or restrictions of record, according to survey of Joseph E. Conn, Jr. dated July 10, 1979, including all timber and other surface rights and all mineral, mining and other rights and privileges incident thereto, as owned by Morgan A. Raines, if any.

The legal description recited herein is based upon information furnished to the deed preparer by the Grantor and Grantees. The preparer of this deed assumes no liability for any discrepancies between the recited legal description and the legal description which would be based upon an accurate survey of the subject property.

THIS CONVEYANCE IS SUBJECT TO:

1. Taxes and assessments for the year 1995 and thereafter.
2. Fire dues for the year 1995 and thereafter.
3. Right of way to Alabama Power Company by instrument recorded in Volume 138, page 371, in the Probate Office of Shelby County, Alabama.
4. Any right of way of a public road located on or upon any portion of the subject property.
5. Real Estate Owner's Agreement by and between Grantees of this conveyance, recorded simultaneously herewith.
6. All other easements, restrictions, rights of way, zoning ordinances, setback lines and all other matters of record as recorded in the Probate Office of Shelby County, Alabama.

M. A. RAINES, JR. IS THE SOLE SURVIVING OWNER OF THE SUBJECT PROPERTY, DOROTHEA B. RAINES HAVING PREDECEASED M. A. RAINES, JR. ON JUNE 26, 1994. M. A. RAINES, JR. and MORGAN A. RAINES, JR. ARE ONE AND THE SAME PERSON.

TO HAVE AND TO HOLD TO THE SAID GRANTEEES, 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 12th day of April, 1995.

J. Perry Morgan
WITNESS

Morgan A. Raines, Jr. (SEAL)
MORGAN A. RAINES, JR.

STATE OF ALABAMA
JEFFERSON COUNTY

)
) GENERAL ACKNOWLEDGEMENT

I, J. Perry Morgan, a Notary Public in and for said County, in said State, hereby certify that MORGAN A. RAINES, JR., 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 official seal, this 12th day of April, 1995.

J. Perry Morgan (SEAL)
Notary Public
My Commission expires: 2/1/97

Inst # 1995-09589

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