SEND TAX NOTICE TO: Ralph B. Pfeiffer, Jr. 171 Louiselle Street Mobile, Alabama 36607

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:

That in consideration of the simultaneous conveyance by the Grantee named herein to the Grantors named herein of the property as described on the attached Exhibit A, in hand delivered by the Grantee herein, the receipt whereof is acknowledged, we, WHITNEY JANE FORD CLEMONS, LAWRENCE GIDERNS FORD, JR., ANN PFEIFFER FORD, RALPH BURTON PFEIFFER, III, GMENETH CAMERON PFEIFFER, ELIZABETH KILLCREAS AND, 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), herein referred to as Grantors, grant, bargain sell and convey unto RALPH B. PFEIFFER, JR., herein referred to as Grantee, the following described real estate, situated in Shelby County, Alabama, to-wit:

Commence at the northeast corner of Section 16, Township 21 South, Range 2 West; thence run southerly along the east line of said section for a distance of 1185.01 feet to the POINT OF HEGINAING of the herein described parcel; thence continue along the last described course for a distance of 76.37 feet; thence turn an interior angle to the left of 87 degrees 25 minutes 47 seconds and run in a westerly direction for a distance of 811.73 feet; thence turn an interior angle to the left of 92 degrees 34 minutes 13 seconds and run northerly for a distance of 615.99 feet; thence turn an interior angle to the left of 87 degrees 22 minutes 39 seconds and run easterly for a distance of 76.57 feet; thence turn an interior angle to the left of 92 degrees 37 minutes 21 seconds and run southerly for a distance of 539.35 feet; thence turn an interior angle to the right of 92 degrees 34 minutes 13 seconds and run easterly for a distance of 735.16 feet to the POINT OF BEGINNING. Said parcel contains 103,349 square feet or 2.37 acres.

The legal description recited herein is based upon information furnished to the deed preparer by the Grantee. The preparer of this deed assumes no liability for any discrepancies between the recited legal description and the actual legal description of the property intended to be hereby conveyed.

Grantors and grantee expressly acknowledge that this deed is executed, and this conveyance is made in accordance with, and in compliance with the terms and conditions of that certain Real Estate Owner's Agreement recorded on April 13, 1995, in the Office of the Judge of Probate of Shelby County, Alabama, as Instrument No. 1995-09588. Grantors hereby release the herein described property from the said Real Estate Owner's Agreement, and said property shall in no way be subject to the terms and conditions of said Real Estate Owner's Agreement hereceforth.

THIS CONVEYANCE IS SUBJECT TO:

- 1. Taxes and assessments for the year 1996 and thereafter.
- 2. Fire dues for the year 1996 and thereafter.
- 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. 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.

D2/27/1996-D6222 D1:11 PH CERTIFIED SELVICIONIS NOS E MONTE

A CONTRACT OF THE PARTY OF THE

TO HAVE AND TO HOLD TO THE SAID GRANTEE, HIS HEIRS AND ASSIGNS FOREVER.

And we do, for ourselves and for our heirs, executors and administrators, covenant with the said Grantee, his 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 our heirs, executors and administrators shall warrant and defend the same to the said Grantee, his heirs and assigns forever, against the lawful claims of all persons.

_ ,,	to set our hands and seals, this $\frac{1}{2} \frac{1}{2} 1$
of <u>Accession</u> , 1995.	
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	Loweren Deldon Ford N. (SEAL)
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KIM DINIU + TONOSI	(SEAL)
WITNESS	ANN PEELFER FORD
Mary K. du Bungal	Relate Better (SEAL)
WITNESS	RAMPH BURION PREIFFER, III
11/1/2	
Hank ou Drive	(SEAL)
WITNESS O	GWENETH CAMERON PEEIFFER
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WITNESS	ELIZABETH KILLCREAS AHO
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STATE OF ALABAMA)	
STATE OF ALABAMA) GENERAL	KARL IAN PFEIFFER, IJ, A MINOR) L ACKNOWLEDGEMENT
STATE OF ALABAMA JULIAN COUNTY A NOTARY	KARL IAN PFEIFFER, II, A MINOR) L ACKNOWLEDGEMENT Public in and for said County, in said State,
STATE OF ALABAMA OCUNTY I, Many Many, a Notary hereby certify that WHITNEY JANE FORD conveyance, and who is known to me, accompany to me, ac	KARL IAN PFEIFFER, IV, A MINOR) L ACKNOWLEDGEMENT Public in and for said County, in said State, CLEMONS, whose name is signed to the foregoing cknowledged before me on this day, that, being
I, Annual COUNTY CENERAL I, Annual County a Notary hereby certify that WHITNEY JANE FORD conveyance, and who is known to me, ac informed of the conveyance of the conveyance.	KARL IAN PFEIFFER, II, A MINOR) L ACKNOWLEDGEMENT Public in and for said County, in said State,
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I, Annual COUNTY CENERAL I, Annual County And Anotary hereby certify that WHITNEY JANE FORD conveyance, and who is known to me, ac informed of the contents of the convey day the same bears date. Given under my hand and official 1995.	EXAMPLE IAN PREIFFER, IV, A MINOR) L ACKNOWLEDGEMENT Public in and for said County, in said State, CLEMONS, whose name is signed to the foregoing cknowledged before me on this day, that, being cance, she executed the same voluntarily on the seal, this 27 day of
I, Anger Aman, a Notary hereby certify that WHITNEY JANE FORD conveyance, and who is known to me, ac informed of the contents of the convey day the same bears date. Given under my hand and official 1995. STATE OF ALARAMA STATE OF ALARAMA GENERAL GENE	L ACKNOWLEDGEMENT Public in and for said County, in said State, CLEMONS, whose name is signed to the foregoing cknowledged before me on this day, that, being ance, she executed the same voluntarily on the seal, this 27 day of
STATE OF ALABAMA I, Many Many, a Notary hereby certify that WHITNEY JANE FORD conveyance, and who is known to me, as informed of the contents of the convey day the same bears date. Given under my hand and official 1995. STATE OF ALABAMA LIGHT A LIGHT MANA NOTARY	L ACKNOWLEDGEMENT Public in and for said County, in said State, CLEMONS, whose name is signed to the foregoing eknowledged before me on this day, that, being rance, she executed the same voluntarily on the seal, this 27 day of
I, James James James James James Country I, James James James James FORD conveyance, and who is known to me, as informed of the contents of the conveys day the same bears date. Given under my hand and official 1995. STATE OF ALARAMA I, James	L ACKNOWLEDGEMENT Public in and for said County, in said State, CLEMONS, whose name is signed to the foregoing cknowledged before me on this day, that, being rance, she executed the same voluntarily on the seal, this 27 day of
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I, Annual County CENERAL I, Annual County A Notary hereby certify that WHITNEY JANE FORD conveyance, and who is known to me, ac informed of the contents of the convey day the same bears date. Given under my hand and official 1995. STATE OF ALARAMA I, Manual County hereby certify that LAWRENCE GIDDEN foregoing conveyance, and who is know that, being informed of the content	L ACKNOWLEDGEMENT Public in and for said County, in said State, CLEMONS, whose name is signed to the foregoing cknowledged before me on this day, that, being ance, she executed the same voluntarily on the seal, this 27 day of
I, Annual County CENERAL I, Annual County A Notary hereby certify that WHITNEY JANE FORD conveyance, and who is known to me, ac informed of the contents of the convey day the same bears date. Given under my hand and official 1995. STATE OF ALARAMA I, Manual County hereby certify that LAWRENCE GIDDEN foregoing conveyance, and who is know that, being informed of the content	L ACKNOWLEDGEMENT Public in and for said County, in said State, CLEMONS, whose name is signed to the foregoing cknowledged before me on this day, that, being ance, she executed the same voluntarily on the seal, this 27 day of
I, Annual County CENERAL I, Annual County A Notary hereby certify that WHITNEY JANE FORD conveyance, and who is known to me, ac informed of the contents of the convey day the same bears date. Given under my hand and official 1995. STATE OF ALARAMA I, Manual County hereby certify that LAWRENCE GIDDEN foregoing conveyance, and who is know that, being informed of the content	L ACKNOWLEDGEMENT Public in and for said County, in said State, CLEMONS, whose name is signed to the foregoing cknowledged before me on this day, that, being ance, she executed the same voluntarily on the seal, this 27 day of
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I, Annual County CENERAL I, Annual County A Notary hereby certify that WHITNEY JANE FORD conveyance, and who is known to me, as informed of the contents of the convey day the same bears date. Given under my hand and official 1995. STATE OF ALARAMA I, Manual County hereby certify that LAWRENCE GIDDEN foregoing conveyance, and who is know that, being informed of the content	L ACKNOWLEDGEMENT Public in and for said County, in said State, CLEMONS, whose name is signed to the foregoing cknowledged before me on this day, that, being ance, she executed the same voluntarily on the seal, this 27 day of

STATE OF ALABAMA) (GENERAL ACK	NOWLEDGEMENT
hereby certify that ANN PFEIFFER FORD, conveyance, and who is known to me, acknown informed of the contents of the conveyance, day the same bears date.	she executed the same voluntarily on the
Given under my hand and official seal 1995. Not My	m Multiple (SEAL) ary Public Commission expires:
COON11	NOWLEDGEMENT
hereby certify that RAIPH BURTON PFEIFI foregoing conveyance, and who is known to that, being informed of the contents of	the conveyance, he executed the same
Given under my hand and official sea 1995. 1996. No. My	1, this and day of June 1911, sent for Seal (SEAL) tary Public Commission expires: 6.17.98
STATE OF ALABAMA) COUNTY) GENERAL AC	KNOWLEDGEMENT
conveyance, and who is known to me, acknown informed of the contents of the conveyance	lic in and for said County, in said State, ER, whose name is signed to the foregoing wledged before me on this day, that, being , she executed the same voluntarily on the
Given under my hand and official sea	al, this 2NL day of MANUARY
1995. 1996 M	Thun Au Buune (SEAL) stary Public Commission expires: 6.17.98
John Market	KNOWI EDGEMENT
hereby certify that ELIZABETH KILLCREAS	olic in and for said County, in said State, AHO, whose name is signed to the foregoing wledged before me on this day, that, being e, she executed the same voluntarily on the
Given under my hand and official se	al, this 15' day of Accombine
1005	otary Public (SEAL)
N M	v Commission expires: 1 15 96
	Nancy J. Musson
	Naticy 3. Into Motor Notary Public, State of Ohio Notary Public, State of Ohio Ny Commission Expires August 15, 1996

MISS, SSIPPI

STATE OF ALABAMA COUNTY OK T, bbehow GENERAL ACKNOWLEDGEMENT

I, BRENG JGNE TERMON a Notary Public in and for said County, in said State, hereby certify that CHRISTINA ANNETTE KILLCREAS, 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.

Actimicantly on the care rate pears date.
Given under my hand and official seal, this description of the last day of the
STATE OF MISSISSIPPI COUNTY OK 4, 1 for GENERAL ACKNOWLEDGEMENT
I, Lende Jane Turne, a Notary Public in and for said County, in said State, hereby certify that KELLY DIANE KILLCREAS, 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.
Given under my hand and official seal, this 2/2 day of
STATE OF MISSISSIPPI I, COUNTY GENERAL ACKNOWLEDGEMENT I, COUNTY GENERAL ACKNOWLEDGEMENT I, COUNTY A Notary Public in and for said County, in said State, hereby certify that CHRISTINA P. KILLCREAS, for and in behalf of AMELIA JANE KILLCREAS, a minor, 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. Given under my hand and official seal, this
STATE OF ALABAMA If COUNTY GENERAL ACKNOWLEDGEMENT I, MAN JULY MAND, a Notary Public in and for said County, in said State, hereby certify that KARL IAN PFEIFFER, for and in behalf of KARL IAN PFEIFFER, II, a minor, 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 3/ M day of Manually (SEAL) Notary Public My commission expires: 7 + 5 17

EXHIBIT A

Begin at the northeast corner of Section 16, Township 21 South, Range 2 West; thence run southerly along the eastern line of said section for a distance of 80.08 feet; thence turn an interior angle to the left of 87 degrees 25 minutes 47 seconds and run westerly for a distance of 735.16 feet; thence turn an interior angle to the left of 92 degrees 34 minutes 13 seconds and run northerly for a distance of 80.08 feet to a point on the north line of said section; thence turn an interior angle to the left of 87 degrees 25 minutes 47 seconds and run easterly along said north line for a distance of 735.16 feet. Said parcel contains 58,812 square feet or 1.35 acres, and is situated in Shelby County, Alabama.

Inst # 1996-06222

D2/27/1996-D6222 D1:11 PM CERTIFIED SELM COUNTY MINCE OF PRODATE 005 NCB 32.50