

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 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), 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 BEGINNING 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.
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. 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.

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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.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 18 day of December, 1995.

Dwight Alan Clemons
WITNESS

Joan J. Ferguson
WITNESS

Kimberly Frost
WITNESS

Mary K. deBunze
WITNESS

Mary K. deBunze
WITNESS

Nancy G. Dimeson
WITNESS

Larry R. Bruce
WITNESS

Larry R. Bruce
WITNESS

Karl L. Pfeiffer
WITNESS

Joan J. Ferguson
WITNESS

Whitney Jane Ford Clemons (SEAL)
WHITNEY JANE FORD CLEMONS

Lawrence Giddens Ford, Jr. (SEAL)
LAWRENCE GIDDENS FORD, JR.

Ann Pfeiffer Ford (SEAL)
ANN PFEIFFER FORD

Ralph Burton Pfeiffer, III (SEAL)
RALPH BURTON PFEIFFER, III

Gweneth Cameron Pfeiffer (SEAL)
GWENETH CAMERON PFEIFFER

Elizabeth Killcreas Aho (SEAL)
ELIZABETH KILLCREAS AHO

Christina Annette Killcreas (SEAL)
CHRISTINA ANNETTE KILLCREAS

Kelly Diane Killcreas (SEAL)
KELLY DIANE KILLCREAS

Christina P. Killcreas (SEAL)
CHRISTINA P. KILLCREAS (FOR AND IN BEHALF OF AMELIA JANE KILLCREAS, A MINOR)

Karl L. Pfeiffer (SEAL)
KARL L. PFEIFFER, (FOR AND IN BEHALF OF KARL IAN PFEIFFER, IV, A MINOR)

STATE OF ALABAMA

Jefferson COUNTY

GENERAL ACKNOWLEDGEMENT

I, Dwight Alan Clemons, a Notary Public in and for said County, in said State, hereby certify that WHITNEY JANE FORD CLEMONS, 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 27 day of December, 1995.

Dwight Alan Clemons (SEAL)
Notary Public
My Commission expires: 11-4-98

STATE OF ALABAMA

Jefferson COUNTY

GENERAL ACKNOWLEDGEMENT

I, Joan J. Ferguson, a Notary Public in and for said County, in said State, hereby certify that LAWRENCE GIDDENS FORD, 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 15th day of January, 1996.

Joan J. Ferguson (SEAL)
Notary Public
My Commission expires: 7-15-97

STATE OF ALABAMA

Morgan COUNTY

GENERAL ACKNOWLEDGEMENT

I, Kimberly Provost, a Notary Public in and for said County, in said State, hereby certify that ANN PFEIFFER FORD, 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 27 day of December, 1995.

Kimberly Provost (SEAL)
Notary Public
My Commission expires:

STATE OF ALABAMA
COUNTY

GENERAL ACKNOWLEDGEMENT

I, Mary R. duBrayne, a Notary Public in and for said County, in said State, hereby certify that RALPH BURTON PFEIFFER, III, 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 2nd day of January, 1995.
1996.

Mary R. duBrayne (SEAL)
Notary Public
My Commission expires: 6.17.98

STATE OF ALABAMA
COUNTY

GENERAL ACKNOWLEDGEMENT

I, Mary R. duBrayne, a Notary Public in and for said County, in said State, hereby certify that GWENETH CAMERON PFEIFFER, 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 2nd day of January, 1995.
1996.

Mary R. duBrayne (SEAL)
Notary Public
My Commission expires: 6.17.98

STATE OF OHIO

Hamilton COUNTY

GENERAL ACKNOWLEDGEMENT

I, Nancy J. Musson, a Notary Public in and for said County, in said State, hereby certify that ELIZABETH KILLCREAS AHO, 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 15 day of December, 1995.

Nancy J. Musson (SEAL)
Notary Public
My Commission expires: 1-15-96

Nancy J. Musson
Notary Public, State of Ohio
My Commission Expires August 15, 1996

MISSISSIPPI
STATE OF ALABAMA
COUNTY OKTIBBEHA GENERAL ACKNOWLEDGEMENT

I, Brenda Jane Tamm, 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.

Given under my hand and official seal, this 21st day of DEC, 1995.

Brenda Jane Tamm (SEAL)
Notary Public
My Commission expires: SEP 20 1996

MY COMMISSION EXPIRES ON OCTOBER 19, 1996

STATE OF MISSISSIPPI
COUNTY OKTIBBEHA GENERAL ACKNOWLEDGEMENT

I, Brenda Jane Tamm, 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 21st day of Dec., 1995.

Brenda Jane Tamm (SEAL)
Notary Public
My Commission expires: SEP 20 1996

STATE OF MISSISSIPPI
OKTIBBEHA COUNTY) GENERAL ACKNOWLEDGEMENT

I, Rita H. Lott, 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 20 day of December, 1995.

Rita H. Lott (SEAL)
Notary Public
My Commission expires: My Commission Expires on October 19, 1998

STATE OF ALABAMA
Jefferson COUNTY) GENERAL ACKNOWLEDGEMENT

I, Joan J. Ferguson, 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 31st day of January, 1996.

Joan J. Ferguson (SEAL)
Notary Public
My Commission expires: 7-15-97

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.

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