

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  
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 Grantees named herein to Ralph B. Pfeiffer, Jr. of the property as described in that certain deed recorded as Instrument No. 996-6222, in hand delivered by the Grantees named herein, the receipt whereof is acknowledged, I, RALPH B. PFEIFFER, JR., a married 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:

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.

The subject property is not the homestead of the Grantor.

The legal description recited herein is based upon information furnished to the deed preparer by the Grantor herein. 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.

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. All 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.
4. Grantees expressly acknowledge that the property conveyed by this instrument shall be subject to 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.

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 15 day of June, 1996.

Man B. duBrayne  
WITNESS

Ralph B. Pfeiffer, Jr. (SEAL)  
RALPH B. PFEIFFER, JR.

Inst # 1996-06223

06/27/1996-06223  
01:12 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 HCS 25.00

STATE OF ALABAMA  
MOBILE COUNTY

GENERAL ACKNOWLEDGEMENT

I, MARY R. SUBBUVA a Notary Public in and for said County, in said State, hereby certify that RALPH B. PFEIFFER, 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 15<sup>th</sup> day of January, 1996.

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

Inst # 1996-06223

02/27/1996-06223  
01:11 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 KCS ES.00