

STATE OF ALABAMA

SHELBY COUNTY

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that Ralph B. Pfeiffer, Jr., a married man, the Grantor, in consideration of the sum of ten dollars (\$10.00) and other good and valuable consideration paid to the Grantor by Marian Mackay Pfeiffer, the Grantee, (the receipt and sufficiency of such consideration being hereby acknowledged by the Grantor) does (upon and subject to all conditions, covenants, easements, exceptions, limitations, reservations and restrictions hereinafter stated or mentioned) hereby grant, bargain, sell and convey to the Grantee the real property in Shelby County, Alabama, described as follows:

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 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.

SUBJECT TO:

- (1) the liens for ad valorem taxes for the current tax year;
- (2) any state of facts, overlaps, boundary line encroachments or violation of restrictive covenants which might be disclosed by an accurate survey of the Property; and
- (3) all matters of public record.

TOGETHER with all and singular the rights, members, privileges, hereditaments, easements, appurtenances and improvements belonging or appertaining thereto;

Inst # 1996-32503

10/02/1996-32503  
09:13 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 NCD 17.00

Land Title

Inst # 1996-32503

TO HAVE AND TO HOLD the same to the Grantee, her heirs,  
successors and assigns forever.

By the delivery and acceptance of this Statutory Warranty  
Deed, Grantor and Grantee hereby agree that Grantor's covenants of  
title contained herein by virtue of the provisions of Alabama Code  
Section 35-4-271 (1975) shall be limited to acts done or suffered  
to come into existence by Grantor and those claiming under Grantor.

The Property does not constitute the homestead of the Grantor.

IN WITNESS WHEREOF, the Grantor has executed this instrument  
this 27 day of August, 1996.

  
RALPH B. PFEIFFER, JR.

STATE OF ALABAMA  
MOBILE COUNTY

I, the undersigned 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 Notarial Seal this the 27<sup>th</sup> day of  
August, 1996.

  
Notary Public

(AFFIX NOTARIAL SEAL)

My Commission Expires:  
6-17-98

This instrument prepared by:

William T. McGowin, IV  
McRight, Jackson, Dorman,  
Myrick & Moore, L.L.C.  
Post Office Box 2846  
Mobile, Alabama 36652

Grantee's address is:  
3 Country Club Road  
Mobile, AL 36608

10/02/1996-32503  
09:13 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MCD 17.00