

STATE OF ALABAMA

SHELBY COUNTY

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that Ralph Burton 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 his undivided one-fourth (1/4) interest in the real property in Shelby County, Alabama, described as follows:

Begin at the SE corner of the SE1/4 of the SE1/4 of Section 9, Township 21 South, Range 2 West and run West along the South line of said quarter Section 200' to the point of beginning, thence turn 90° N and run a distance of 363', thence turn 90° W and run a distance of 360', thence turn 90° S and run a distance of 363', then turn 90° E and run a distance of 360' to the point of beginning, located in Shelby County, Alabama and containing three (3) acres, more or less.

SUBJECT TO:

- (1) the life estate reserved by Arlene M. Pfeiffer in the deed executed by her on December 30, 1992 and recorded as Instrument #1992-31724 in the office of the Judge of Probate of Shelby County, Alabama;
- (2) the liens for ad valorem taxes for the current tax year;
- (3) 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
- (4) all matters of public record.

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

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

Inst # 1996-32504

10/02/1996-32504
09:13 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCB 17.00

1996-32504

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 BURTON PFEIFFER, JR.

STATE OF ALABAMA
MOBILE COUNTY

I, the undersigned Notary Public in and for said County in said State, hereby certify that Ralph Burton 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 27th 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

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