

STATE OF ALABAMA

SHELBY COUNTY

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that Dr. Ralph 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:

A parcel of land lying in the SW1/4; SE1/4; Section 9, Township 21 South, Range 2 West and more particularly described as follows: Starting at the Southeast corner of the said SW1/4; SE1/4; Section 9, Township 21 South, Range 2 West, which is the point of beginning, run Westerly along the South boundary of said SW1/4; SE1/4 a distance of 738.7 feet to an iron marker; thence turn an angle of 90 degrees 00 minutes to the right and run Northerly a distance of 200.0 feet to an iron marker; thence turn an angle of 29 degrees 44 minutes to the right and run Northeasterly a distance of 1303.75 feet to an iron marker at the Northeast corner of said SW1/4; SE1/4; thence run Southerly along the East boundary line of said SW1/4; SE1/4 a distance of 1332.1 feet to the point of beginning. Said parcel of land lies in the said SW1/4; SE1/4; Section 9, Township 21 South, Range 2 West and contains 12.75 acres, more or less.

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;

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SHELBY COUNTY JUDGE OF PROBATE
002 NCD 17.00

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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.


DR. RALPH PFEIFFER, JR.

STATE OF ALABAMA
MOBILE COUNTY

I, the undersigned Notary Public in and for said County in
said State, hereby certify that Dr. Ralph 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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