

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:

Commence at the Northeast Corner of the Southwest one-quarter of the Southwest one-quarter of Section 10, Township 21 South, Range 2 West; thence run West along the North Line of said quarter-quarter section for a distance of 210.00 feet to the point of beginning of the herein described parcel; from the point of beginning thus obtained, thence turn an interior angle to the right of 87 degrees 26 minutes and 33 seconds and run South parallel with the East line of said quarter-quarter section for a distance of 420.00 feet; thence turn an interior angle to the right of 92 degrees 33 minutes 27 seconds and run East parallel with the North line of said quarter-quarter section for a distance of 210.00 feet; thence turn an interior angle to the left of 92 degrees 33 minutes 27 seconds and run South along the East line of said quarter-quarter section for a distance of 916.03 feet to the Southeast corner of said quarter-quarter section; thence turn an interior angle to the left of 87 degrees 07 minutes 03 seconds and run West along the south line of said quarter-quarter section for a distance of 1327.30 feet to the Southwest corner of the Southwest one-quarter of the Southwest one-quarter of said section; thence turn an interior angle to the left of 92 degrees 48 minutes 48 seconds and run North along the West line of said quarter-quarter section for a distance of 664.21 feet; thence turn an interior angle to the left of 87 degrees 20 minutes 56 seconds and run in an Easterly direction for a distance of 663.16 feet; thence turn an interior angle to the right of 87 degrees 18 minutes and 51 seconds and run in a Northerly direction for a distance of 666.11 feet; thence turn an interior angle to the left of 87 degrees 28 minutes 27 seconds and run East along the North Line of the Northeast corner of the Southwest quarter of the Southwest quarter for a distance of 452.67 feet to the point of beginning. Said parcel contains 28.38 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

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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;

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 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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