

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 Southeast corner of the southeast one-quarter of the Southeast one-quarter of Section 9, Township 21 South, Range 2 West; thence run West along the South line of said quarter-quarter section for a distance of 200.00 feet; thence turn an interior angle to the left of 90 degrees 0 minutes and 0 seconds and run in a Northerly direction for a distance of 363.00 feet; thence turn an interior angle to the right of 90 degrees 0 minutes and 0 seconds and run in a Westerly direction for a distance of 360.00 feet; thence turn an interior angle to the right of 90 degrees 0 minutes 0 seconds and run in a Southerly direction for a distance of 363.00 feet; thence turn an interior angle to the left of 90 degrees 0 minutes and 0 seconds and run in a Westerly direction along the South line of said quarter-quarter section for a distance of 779.83 feet to the Southwest Corner of the Southeast one-quarter of the Southeast one-quarter of said section; thence turn an interior angle to the left of 92 degrees 31 minutes and 51 seconds and run North along the West line of said quarter-quarter section for a distance of 1332.73 feet to the Northwest Corner of said quarter-quarter section; thence turn an interior angle to the left of 87 degrees 34 minutes and 37 seconds and run East along the North line of said quarter-quarter section for a distance of 198.18 feet; thence turn an interior angle to the left of 92 degrees 25 minutes and 23 seconds and run South, parallel with the West line of said quarter-quarter section for a distance of 666.03 feet; thence turn an interior angle to the right of 92 degrees 19 minutes 37 seconds and run in an Easterly direction for a distance of 1139.56 feet; thence turn an interior angle to the left of 92 degrees 30 minutes and 55 seconds and run South along the East line of Section 9 for a distance of 664.21 feet to the point of beginning. Said parcel contains 20.26 acres.

SUBJECT TO:

- (1) the liens for ad valorem taxes for the current tax year;

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002 MCB 21.00

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(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;

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<sup>th</sup> 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 27<sup>th</sup> day of August, 1996.

  
Notary Public

(AFFIX NOTARIAL SEAL)

My Commission Expires:  
6.12.98

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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