

STATE OF ALABAMA

SHELBY COUNTY

STATUTORY WARRANTY DEED

Inst # 1996-32509

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 the real property in Shelby County, Alabama, described as follows:

Commence at the Southeast corner of the Northwest one quarter - Southeast one quarter of Section 10, Township 21 South, Range 2 West; thence run in a northerly direction along the east line of said one-quarter one-quarter for a distance of 457.17 feet to the point of beginning, thence continue along the last described cause for a distance of 422.94 feet, thence turn an angle to the right of 50 degrees 10 minutes 24 seconds and run in a northeasterly direction for a distance of 50.31 feet, thence turn an angle to the left of 137 degrees 35 minutes 30 seconds and run in a westerly direction for a distance of 2015.24 feet, thence turn an angle to the left of 92 degrees 32 minutes 25 seconds and run in a southerly direction for a distance of 456.89 feet, thence turn an angle to the left of 87 degrees 27 minutes 35 seconds and run in an easterly direction for a distance of 1976.89 feet to the point of beginning.

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;

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

10/02/1996-32509
09:13 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 NCD 51.00

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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