

THIS INSTRUMENT PREPARED BY:
J. PERRY MORGAN
BLACK AND MORGAN, ATTORNEYS
3432 Independence Drive
Birmingham, Alabama 35209

SEND TAX NOTICE TO:
Ralph Burton Pfeiffer, III
Gweneth Cameron Pfeiffer
3 Country Club Road
Mobile, Alabama 36608

Inst # 1996-35778

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY) KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, to the undersigned Grantor, in hand paid by the Grantees herein, I, RALPH BURTON PFEIFFER, JR., a married man, grant, bargain, sell and convey unto RALPH BURTON PFEIFFER, III, an unmarried man, and GWENETH CAMERON PFEIFFER, an unmarried woman, as tenants in common, an undivided one-half (1/2) interest in the following described real estate, situated in Shelby County, Alabama, to-wit:

Commence at the northeast corner of Section 16, Township 21 South, Range 2 West; thence run south along the eastern line of said section for a distance of 80.08 feet to the POINT OF BEGINNING of the herein described parcel; thence continue along last described course for a distance of 807.43 feet; thence turn an interior angle to the left of 87 degrees 26 minutes 09 seconds and run westerly for a distance of 734.98 feet; thence turn an interior angle to the left of 92 degrees 32 minutes 28 seconds and run northerly for a distance of 807.90 feet; thence turn an interior angle to the left of 87 degrees 25 minutes 14 seconds and run easterly for a distance of 734.68 feet to the POINT OF BEGINNING. Said parcel contains 13.61 acres.

By warranty deed recorded on December 28, 1995 in the Office of the Judge of Probate of Shelby County, Alabama, as Instrument No. 1995-37195, the Grantees named herein each acquired and became vested with undivided one-fourth (1/4) interests in and to the property being herein conveyed. It is the intention of the Grantor and Grantees that this conveyance vest in Ralph Burton Pfeiffer, III, an additional undivided one-fourth (1/4) interest in and to the subject property, and that this conveyance vest in Gweneth Cameron Pfeiffer an additional undivided one-fourth (1/4) interest in and to the subject property. Following the recording of this incident deed, Ralph Burton Pfeiffer, III will be vested with an undivided one-half (1/2) interest in and to the subject property, and Gweneth Cameron Pfeiffer will be vested with an undivided one-half (1/2) interest in and to the subject property.

THIS PROPERTY IS NOT THE HOMESTEAD OF THE GRANTOR.

THIS CONVEYANCE IS SUBJECT TO:

1. Taxes, assessments and fire dues for the year 1996 and thereafter.
2. Any right of way of a public road located on or upon any portion of subject property.
3. All easements, restrictions, rights of way, zoning ordinances, setback lines and all other matters of record as recorded in the Probate Office of Shelby County, Alabama.

The legal description recited herein is based upon information furnished to the deed preparer by the Grantor. The preparer of this deed assumes no liability for any discrepancies between the recited legal description and the actual legal description of the property intended to be hereby conveyed.

TO HAVE AND TO HOLD to the said grantees, their heirs and assigns forever.

And I do, for myself, and for my heirs, executors and administrators, covenant with the said Grantees, their heirs and assigns, that I am lawfully seized of said premises; that they are free from all encumbrances unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this the 17 day of October, 1996.

WITNESS

 (SEAL)
RALPH BURTON PFEIFFER, JR.

09:01 AM CERTIFIED
10:29 AM
SHELBY COUNTY JUDGE OF PROBATE
13.00

STATE OF ALABAMA
COUNTY OF MOBILE

I, MARY R duBRUYNE, a 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 official seal, this the 17th day of October, 1996.

Mary R. duBruyne (SEAL)
Notary Public
My Commission expires: June 17, 1998

Inst # 1996-35778

10/29/1996-35778
09:01 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 NCD 43.00