

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 on Exhibit A attached hereto.

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.

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.

12/10/1996-40565
08:34 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
004 MEL 56.00

Inst. # 1996-40565

IN WITNESS WHEREOF, the Grantor has executed this instrument
this 26th day of November, 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 26th day of
November, 1996.


Notary Public

(AFFIX NOTARIAL SEAL)

My Commission Expires:
3/15/99

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, Alabama 36608

EXHIBIT A

PARCEL ONE

Property lies in the southwest one-quarter of the northwest one-quarter and the northwest one-quarter of the southwest one-quarter of Section 8, Township 21 South, Range 2 West and described as follows:

Begin at the northwest corner of the southwest one-quarter of the northwest one-quarter of said Section and run south 0 degrees 00 minutes 55 seconds east along the east line of said quarter-quarter; thence run south 0 degrees 00 minutes 57 seconds east for a distance of 1268.21 feet to a point 66.00 feet north of the southeast corner of the northwest one-quarter of the southwest one-quarter of said Section; thence run north 88 degrees 14 minutes 15 seconds west parallel with the south line of said quarter-quarter Section for a distance of 991.21 feet to the southeast corner of a lot owned by Charles Seales as recorded in Real Book 80, Page 35; thence run north 0 degrees 05 minutes 01 seconds west along the east line of said lot for a distance of 331.42 feet to a point on the easterly right-of-way of Shelby County Highway No. 339; thence continue along the last described course for a distance of 91.34 feet to the centerline of said road; thence run north 13 degrees 57 minutes 53 seconds along said centerline for a distance of 53.92 feet; thence run 15 degrees 45 minutes 49 seconds east along said centerline for a distance of 43.21 feet; thence run north 16 degrees 54 minutes 39 seconds east for a distance of 203.88 feet to a point on the southern boundary line of Carden's lot as recorded in Deed Book 237, Page 133; thence run north 79 degrees 37 minutes 12 seconds east along said southern boundary line for a distance of 31.19 feet; thence run north 0 degrees 03 minutes 05 seconds west along the east line of said lot for a distance of 249.90 feet; thence run north 88 degrees 27 minutes 40 seconds west along the north line of said lot for a distance of 150.01 feet; thence run south 0 degrees 02 minutes 48 seconds east along the west line of said Carden's lot for a distance of 299.98 feet to a point in the centerline of a ditch; thence travel along the center of said ditch the following bearings and distances; south 61 degrees 45 minutes 32 seconds west for a distance of 55.13 feet; thence south 77 degrees 21 minutes 23 seconds west for a distance of 75.28; thence south 85 degrees 50 minutes 38 seconds west for a distance of 44.30 feet; thence run south 89 degrees 57 minutes 37 seconds west for a distance of 52.08 feet to the west line of the northwest one-quarter of the southwest one-quarter of said Section; thence run north 0 degrees 04 minutes 47 seconds west along said quarter-quarter line for a distance of 645.84 feet to the northwest corner of said quarter-quarter section; thence run north 0 degrees 00 minutes 00 seconds west along the west line of the southwest quarter northwest quarter of said Section for a distance of 1330.83 feet to the northwest corner of the last described quarter-quarter; thence run south 88 degrees 30 minutes 16 seconds east for a distance of 487.35 feet; thence run south 1 degree 29 minutes 44 seconds west for a distance of 450.00 feet to a point on the north line of the last described quarter-quarter section; thence run south 88 degrees 30 minutes 16 seconds east for a distance of 525.00 feet to the point of beginning. Said parcel contains 69.32 acres.

PARCEL TWO

Southwest one-quarter of the northwest one-quarter, Section 8, Township 21, Range 2 West, EXCEPT the following: 3.1 acres, more or less, and being more particularly described as follows: Beginning at the northeast corner of said southwest one-quarter of the northwest one-quarter of said Section 8, run thence west along the north line of said forty, a distance of 525 feet to the point of beginning of the lot herein excepted; and from said point of beginning, run south 450 feet; thence west along 300 feet; thence north 450 feet to the north line of said forty; thence east along said forty line to point of beginning. The northwest one-quarter of the southwest one-quarter, EXCEPT as follows:

(1) 2 acres along the south side thereof;

(2) the James Carden lot, described as follows: A part of the northwest one-quarter of the southwest one-quarter of Section 8, Township 21, Range 2 West described as follows: Begin at the southwest corner of said forty acres and run east 435 feet; thence north and parallel with west line of said forty acres 766 feet to the point of beginning of the tract herein excepted; thence continue north 250 feet; thence west 150 feet; thence south 300 feet to a ditch; thence northeast along said ditch 158 feet to the point of beginning, and containing one acre more or less; and

(3) the Charlie Seales lot described as follows: Begin at the southwest corner of said forty; thence north along the west line of said forty, 66 feet for point of beginning run east 320 feet; thence north to drainage branch; thence west along drainage branch to the west line of said forty to the point of beginning, containing 4 acres, more or less.

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