

STATE OF ALABAMA

SHELBY COUNTY

STATUTORY WARRANTY DEED

Inst # 1996-40566

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:

Begin at the Southeast corner of the Northeast quarter of the Northeast quarter of Section 16, Township 21 South, Range 2 West, Shelby County, Alabama, thence northerly along the East line of said quarter-quarter 76.57' to an iron pin, thence 87 degrees 25 minutes 47 seconds left and westerly 811.73' to an iron pin, thence 87 degrees 25 minutes 47 seconds right and northerly 615.99' to an iron pin, thence 87 degrees 22 minutes 39 seconds left and westerly 1,866.86' to an iron pin on the west line of the Northwest quarter of the Northeast quarter of Section 16, thence 92 degrees 33 minutes 52 seconds left and southerly 694.32' to an iron pin which is the Southwest corner of said Northwest quarter of the Northeast quarter, thence 89 degrees 29 minutes 16 seconds left and easterly along the South line of the North one half of the Northeast quarter of said Section 16, 2,678.52' to the point of beginning, containing 31.12 acres and marked on the corners with iron pins.

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;

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SHELBY COUNTY JUDGE OF PROBATE
002 NEL 42.00

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, Alabama 36608

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