

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:

NW1/4 of NE1/4; NE1/4 of NW1/4 South of the Old Saginaw Railroad Bed; SW1/4 of NW1/4, except the following: 3.1 acres, more or less, and being more particularly described as follows: Beginning at the NE corner of said SW1/4 of NW1/4 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 300 feet, thence North 450 feet to the North line of said forty; thence East along said forty line to the point of beginning. The NW1/4 of the SW1/4, except as follows: (1) 2 acres along the South side thereof; (2) except what is known as the James Carden Lot described as follows: A part of the NW1/4 of the SW1/4 of Section 8, Township 21, Range 2 West described as follows: Begin at the SW 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 therein 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; (3) except also the Charlie Seales Lot described as follows: Begin at the SW corner of said 40; thence North along the West line of said forty, 66 feet for point of beginning; from said 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 point of beginning, containing 4 acres, more or less. All in Section 8, Township 21, Range 2 West, Shelby County, Alabama.

SUBJECT TO:

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

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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 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:
3/16/99

This instrument prepared by:

William T. McGowin, IV
McRight, Jackson, Dorman,
Myrick & Moore, L.L.C.
Post-Office Box 2846
Mobile, Alabama 36552

Grantee's address is:

3 Country Club Road
Mobile Alabama 36608

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