

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

SEND TAX NOTICE TO:  
P & M CORPORATION  
1604 Wellington Road  
Birmingham, Alabama 35209

## WARRANTY DEED

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

That in consideration of the simultaneous conveyance by the Grantee named herein to the Grantor named herein of the property as described on the attached Exhibit A, in hand delivered by the Grantee herein to the Grantor herein, we, MARIAN MACKAY PFIEFFER, RALPH BURTON PFIEFFER, III, and GWENETH CAMERON PFIEFFER, as Trustees of the Pfeiffer Farms Trust, grant, bargain, sell and convey unto P & M CORPORATION, an Alabama corporation, all of its right, title and interest in the following described real estate, ~~situated in~~ Shelby County, Alabama, to-wit:

Commence at the southeast corner of the southeast one-quarter of the southeast one-quarter of Section 9, Township 21 South, Range 2 West; thence run northerly along the east line thereof for a distance of 664.21 feet; thence turn an interior angle to the right of 92 degrees, 30 minutes 55 seconds and run westerly for a distance of 1139.56 feet; thence turn an interior angle to the left of 92 degrees 19 minutes 37 seconds and run northerly for a distance of 405.60 feet to the POINT OF BEGINNING of the herein described parcel; from the point of beginning thus obtained, thence continue along last described course for a distance of 260.43 feet; thence turn an interior angle to the left of 87 degrees 34 minutes 37 seconds and run in an easterly direction for a distance of 1137.45 feet; thence turn an interior angle to the left of 180 degrees 07 minutes 23 seconds and run easterly for a distance of 662.67 feet; thence turn an interior angle to the left of 92 degrees 31 minutes 23 seconds and run southerly for a distance of 666.12 feet; thence turn an interior angle to the left of 87 degrees 18 minutes 51 seconds and run westerly for a distance of 223.92 feet; thence turn an interior angle to the left of 90 degrees 11 minutes 37 seconds and run northerly for a distance of 477.44 feet; thence turn an interior angle to the right of 90 degrees 00 minutes 00 seconds and run westerly for a distance of 530.42 feet; thence turn an interior angle to the right of 106 degrees 49 minutes 44 seconds and run southwesterly for a distance of 320.54 feet; thence turn an interior angle to the right of 165 degrees 59 minutes 42 seconds and run in a southwesterly direction for a distance of 32.18 feet to a point on the easterly right-of-way of Shady Road; thence turn an interior angle to the left of 90 degrees 00 minutes 00 seconds and run in a westerly direction for a distance of 45.09 feet; thence turn an interior angle to the left of 156 degrees 27 minutes 11 seconds and run northwesterly for a distance of 515.85 feet; thence turn an interior angle to the right of 158 degrees 19 minutes 58 seconds and run westerly for a distance of 464.41 feet to the POINT OF BEGINNING. Said parcel contains 14.12 acres. LESS AND EXCEPT any part of said property lying in road right-of-way (Shady Road).

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SHELBY COUNTY JUDGE & CLERK  
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On the date of this conveyance, the Grantor owns an undivided one-half (1/2) interest in the property described herein, and it is the intention of Grantors to grant, bargain, sell and convey unto Grantee, all of Grantor's right, title and interest in and to said property.

This conveyance is subject to ad valorem taxes for the year 1996 and thereafter, and all easements, restrictions, rights of way and other recordings of record in the Office of the Judge of Probate of Shelby County, Alabama.

THE PROPERTY DESCRIBED HEREIN IS NOT THE HOMESTEAD OF THE GRANTOR.

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 grantee, its heirs and assigns forever.

And we do, for ourselves, and as the Trustees of the Pfeiffer Family Trust, covenant with the said Grantee, and its successors and assigns, that we, as such Trustees, are lawfully seized of said premises; that they are free from all encumbrances unless otherwise noted above; that we, as such Trustees, have a good right to sell and convey the same as aforesaid; that we will and our

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heirs, executors and administrators shall warrant and defend the same to the said Grantee, and its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this the 26 day of December, 1996.

PFEIFFER FARMS TRUST

BY: Marian Mackay Pfeiffer (SEAL)  
MARIAN MACKAY PFEIFFER, TRUSTEE

BY: Ralph Burton Pfeiffer, III (SEAL)  
RALPH BURTON PFEIFFER, III, TRUSTEE

BY: Gweneth Cameron Pfeiffer (SEAL)  
GWENETH CAMERON PFEIFFER,  
TRUSTEE

\_\_\_\_\_  
WITNESS

STATE OF ALABAMA  
COUNTY OF Mobile

I, Mary R. duBruyne, a Notary Public in and for said County in said State, hereby certify that Marian Mackay Pfeiffer, Ralph Burton Pfeiffer, III and Gweneth Cameron Pfeiffer, whose names as Trustees of the Pfeiffer Farms Trust, are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they, as such Trustees and with full authority, executed the same voluntarily for and as the act of said Trust.

Given under my hand and official seal, this the 26<sup>th</sup> day of December, 1996.

Mary R. duBruyne (SEAL)  
Notary Public  
My Commission expires: 6-17-98

## **EXHIBIT A**

Commence at the northwest corner of the southeast quarter of the southeast quarter of Section 10, Township 21 South, Range 2 West; thence run east along the north line of said quarter-quarter section for a distance of 463.76 feet to the point of beginning of the herein described parcel; thence continue along last described course for a distance of 361.50 feet; thence turn an interior angle to the left of 90 degrees 01 minutes 40 seconds and run in a southerly direction for a distance of 361.47 feet; thence turn an interior angle to the left of 89 degrees 58 minutes 20 seconds and run in a westerly direction for a distance of 361.50 feet; thence turn an interior angle to the left of 90 degrees 01 minutes 40 seconds and run in a northerly direction for a distance of 361.50 feet to the POINT OF BEGINNING. Said parcel contains 3 acres, and is situated in Shelby County, Alabama.

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SHELBY COUNTY JUDGE OF PROBATE  
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