

WARRANTY DEED

This Instrument Was Prepared By:

SEND TAX NOTICE TO:

Frank K. Bynum, Esquire
#17 Office Park Circle
Birmingham, Alabama 35223

Roswell R. Pfister
623 Aslan Forest
Harpersville, AL 35078

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS,

1998

That in consideration of ONE HUNDRED DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATIONS (\$100.00), to the undersigned Grantors in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, Phillip Lafferty and wife, Cindy K. Lafferty, (herein referred to as Grantors) do grant, bargain, sell and convey unto Roswell R. Pfister and Sarah L. Alvarez (herein referred to as Grantees), as joint tenants, with right of survivorship, the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

Initials 

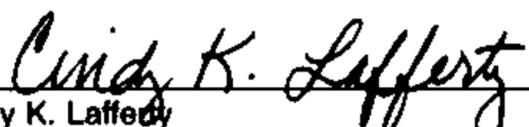
SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record.

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the Grantees herein) in the event one Grantee herein survives the other, the entire interest in fee simple shall pass to the surviving Grantee and if one does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenants in common.

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

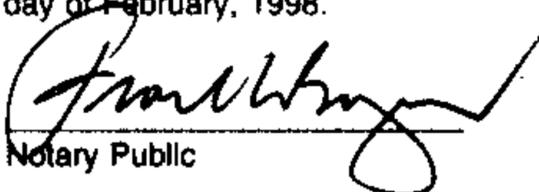
IN WITNESS WHEREOF, we have hereunto set our hands and seal, this 12th day of February, 1998.


Phillip Lafferty

Cindy K. Lafferty

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Phillip Lafferty and wife, Cindy K. Lafferty whose names 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 12th day of February, 1998.


Notary Public

My Commission Expires: 11/20/2000

02/19/1998-05584
10:43 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 HEL 26.00

Inst # 1998-05584

THIS LEGAL DESCRIPTION IS HEREBY MADE A PART OF THAT CERTAIN DEED FROM PHILLIP LAFFERTY AND CINDY K. LAFFERTY TO ROSWELL R. PHISTER AND SARAH L. ALVAREZ.

EXHIBIT "A"

LEGAL DESCRIPTION

Begin at the Northwest corner of the Northwest 1/4 of the Southwest 1/4 of Section 23, Township 19 South, Range 1 East; thence run South 03 degrees 38 minutes 43 seconds West along the West line of said 1/4 1/4 section for a distance of 256.03 feet to a point on the Northerly right of way of Shelby County Highway #450; Thence run North 78 degrees 39 minutes 08 seconds East along said right of way for a distance of 5.61 feet; Thence run North 81 degrees 07 minutes 13 seconds East along said right of way for a distance of 72.62 feet to the point of beginning of a curve to the right having a central angle of 06 degrees 45 minutes 18 seconds and a radius of 1030.00 feet and a chord bearing of North 84 degrees 29 minutes 52 seconds East; Thence run along the arc of said curve and said right of way for a distance of 121.43 feet; Thence run North 87 degrees 52 minutes 31 seconds East along said right of way for a distance of 180.62 feet to the point of beginning of a curve to the left having a central angle of 10 degrees 41 minutes 21 seconds and a radius of 970.00 feet and a chord bearing of North 82 degrees 21 minutes 51 seconds East; Thence run along the arc of said curve and said right of way for a distance of 180.96 feet; Thence run North 77 degrees 11 minutes 10 seconds East along said right of way for a distance of 52.84 feet to the point of beginning of a curve to the right having a central angle of 31 degrees 54 minutes 03 seconds and a radius of 280.00 feet and a chord bearing of South 86 degrees 51 minutes 48 seconds East; thence run along the arc of said curve and said right of way for a distance of 155.90 feet; thence leaving said right of way run North 03 degrees 38 minutes 48 seconds East for a distance of 451.28 feet; Thence run South 85 degrees 21 minutes 11 seconds West for a distance of 740.64 feet; Thence run South 03 degrees 38 minutes 43 seconds West for a distance of 192.63 feet; Thence run South 89 degrees 54 minutes 08 seconds West for a distance of 24.83 feet to the point of beginning.



Cindy K. Lafferty

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