

THIS INSTRUMENT WAS PREPARED BY:

J. Perry Morgan, Attorney
BLACK & MORGAN, L.L.C
3432 Independence Drive
Birmingham, Alabama 35209

SEND TAX NOTICE TO:

Jane Ann Pfeiffer Ford
2510 College Street, S.E.
Decatur, Alabama 35601

132,500.

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ten and No/100 Dollars (\$10.00), and other good and valuable consideration, to the undersigned Grantor, in hand paid by the Grantee(s) herein, the receipt whereof is acknowledged, I, Arlene M. Pfeiffer, a single woman (herein referred to as Grantor) grant, bargain, sell and convey unto JANE ANN PFEIFFER FORD (a married woman), CHRISTINA PAX PFEIFFER KILLCREAS (a married woman), RALPH BURTON PFEIFFER, JR. (a married man), and KARL IAN PFEIFFER (a married man), as tenants in common (herein referred to as Grantees), undivided one-eighth (1/8) interests each in the following described real estate, situated in Shelby County, Alabama, to-wit:

A parcel of land in the NE 1/4 of the NE 1/4 of Section 16, Township 21 South, Range 2 West, Shelby County, Alabama, described as follows: Commence at the Northeast corner of Section 16, Township 21 South, Range 2 West, thence run in a Southerly direction along the East line of Section 16 for a distance of 887.51 feet to the point of beginning; from the point of beginning thus obtained continue along the last described course for a distance of 296.61 feet; thence turn an angle to the right of 92 deg. 33 min. 51 sec. and run in a Westerly direction for a distance of 735.10 feet; thence turn an angle to the right of 87 deg. 27 min. 32 sec. and run in a Northerly direction for a distance of 296.60 feet; thence turn an angle to the right of 92 deg. 32 min. 18 sec. and run in an Easterly direction for a distance of 734.98 feet to the point of beginning being situated in Shelby County, Alabama, also known as 291 Shady Road, Alabaster, Alabama.

The legal description recited herein is based upon information furnished to the deed preparer by the Grantors. 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.

This deed is intended to convey to each of the named Grantees, as tenants in common, undivided one-eighth (1/8) interests in and to the subject property.

THIS CONVEYANCE IS SUBJECT TO:

1. Ad valorem taxes for the year 1995 and thereafter.
2. Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed Book 138, page 371 in the Probate Office of Shelby County, Alabama.
3. All easements, restrictions, rights of way, zoning ordinances and restrictions, set back lines and all other matters of record as recorded in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD, to the said grantees, their heirs and assigns forever.

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

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 18th day of December, 1998.

Arlene M. Pfeiffer
ARLENE M. PFEIFFER

STATE OF ALABAMA)
JEFFERSON COUNTY)

General Acknowledgment

I, J. Perry Morgan, a Notary Public in and for said County, in said State, hereby certify that Arlene M. Pfeiffer, 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 18th day of December, 1998.

Notary Public:

My Commission Expires:

J. Perry Morgan
12/1/2001

Inst. # 1398-51312

RECORDED
12/23/98
12:47 PM
JUDGE & PROSTATE