

40,000

Send tax notice to:

Marian M. Pfeiffer

3 Country Club Road

Mobile, AL 36608

This Instrument Prepared By:
Louis B. Feld, Esquire
McCord, Feld and Hoffman, P.C.
290 21st Street, North
Suite 500
Birmingham, Alabama 35203

Inst # 1998-52115

STATE OF ALABAMA)

COUNTY OF SHELBY)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, to the undersigned Jack W. MacKay and wife, Gweneth M. MacKay (herein referred to as "Grantors"), in hand paid by Marian MacKay Pfeiffer, Ralph Burton Pfeiffer, III and Gweneth Cameron Pfeiffer, (herein referred to as "Grantees"), the receipt of which is hereby acknowledged, the said Grantors do by these presents grant, bargain, sell and convey unto the said Grantees as joint tenants with right of survivorship, their entire interest in the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 4, according to the Map of Indian Crest Estates, as recorded in Map Book 5, Page 40, in the Probate Office of Shelby County, Alabama.

Minerals and mining rights excepted.

Subject to: Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto as recorded in Deed Book 42, Page 246, in the Probate Office of Shelby County, Alabama; right of way granted to Alabama Power Company by instrument recorded in Deed Book 247, Page 874, in the said Probate Office; Restrictions appearing of record in Deed Book 256, Page 143, in the said Probate Office; Easement and building line as shown on recorded map; Minerals and mining rights excepted as shown by instrument recorded in Deed Book 4, Page 441, in the said Probate Office.

This conveyance is made subject to the following:

1. The lien for ad valorem taxes due in the year 1993 a lien, but not yet payable.

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2. All recorded mortgages, recorded or unrecorded easements, liens, rights-of-way, and other matters of record in the Probate Office of Shelby County, Alabama, together with any deficiencies in quantity of land, discrepancies as to boundary lines, overlaps, etc., which would be disclosed by a true and accurate survey of the property conveyed herein.

And the Grantors do, for themselves and their heirs, executors and administrators, covenant with the said Grantees that they are lawfully seized of said premises in fee simple; that they are free from all encumbrances except as hereinabove stated; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors and administrators shall warrant and defend the same unto the said Grantees, their heirs and assigns forever, against the lawful claims of any and all persons.

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

IN WITNESS WHEREOF, the said Grantors, have hereto set their hands and seals, this the 26th day of January, 1993.

Jack W. MacKay (SEAL)
Jack W. MacKay

Gweneth M. MacKay (SEAL)
Gweneth M. MacKay

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that Jack W. MacKay and Gweneth M. MacKay, 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 said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand on this 26th day of Jan, 1993.

[Signature]
Notary Public
My Commission Expires: 1-12-96

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