

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

SEND TAX NOTICE TO:
MARIAN MCKAY PFEIFFER
3 Country Club Road
Mobile, Alabama 36608

Inst # 1999-28160

CORRECTIVE DEED

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

That in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, to the undersigned Grantor, in hand paid by the Grantee herein, I, RALPH BURTON PFEIFFER, JR., a married man, grant, bargain, sell and convey unto MARIAN MACKAY PFEIFFER, a married woman, Grantee, my undivided one-fourth (1/4) interest in the following described real estate, situated in Shelby County, Alabama, to-wit:

The NW 1/4 of the SW 1/4 of the SW 1/4 of Section 10, Township 21 South, Range 2 West; the N 1/2 of the SE 1/4 of the SE 1/4 of Section 9, Township 21 South, Range 2 West; LESS AND EXCEPT the West 198 feet of uniform width, said exception being three (3) acres, more or less.

THIS IS A CORRECTIVE DEED, FILED FOR THE PURPOSE OF CORRECTING THE LEGAL DESCRIPTION APPEARING IN THAT CERTAIN DEED DATED NOVEMBER 19, 1996, FROM RALPH BURTON PFEIFFER, JR. TO MARIAN MACKAY PFEIFFER, FILED ON MARCH 27, 1997 IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA AS INSTRUMENT NUMBER 1997-09531.

On the date of this conveyance, the Grantor owns an undivided one-fourth (1/4) interest in the property described herein, and it is the intention of Grantor to grant, bargain, sell and convey unto his wife, Marian MacKay Pfeiffer, all of Grantor's undivided one-fourth (1/4) interest in and to said property.

This conveyance is subject to ad valorem taxes, any state of facts, overlaps, boundary line encroachments or violations of restrictive covenants which might be disclosed by an accurate survey of the subject property, and all easements, restrictions, rights of way and other matters 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, her heirs and assigns forever.

And I do, for myself, and for my heirs, executors and administrators, covenant with the said Grantee, her heirs and assigns, that I am lawfully seized 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 Grantee, her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this the 12 day of April, 1999.

WITNESS


RALPH BURTON PFEIFFER, JR.

(SEAL.)

07/06/1999-28160
12:36 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE

STATE OF ALABAMA
COUNTY OF MOBILE

I, Patricia Heck, a 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 official seal, this 12th day of April, 1999.

Patricia M. Heck (SEAL)
Notary Public
My Commission expires: 01/22/2003

Inst # 1999-28160

07/06/1999-28160
12:36 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MMS 12.00