

STATE OF ALABAMA)

COUNTY OF SHELBY)

WARRANTY DEED

Inst # 2000-00985
01/10/2000-00985
11:02 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
903 CJ1 8,888

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, **RALPH BURTON PFEIFFER, III**, a single person, hereinafter called the Grantor, in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00), cash, and other good and valuable considerations to said Grantor in hand paid by **MARIAN MACKAY PFEIFFER**, whose address is 3 Country Club Road, Mobile, Alabama 36608, hereinafter called the Grantee, the receipt of which is hereby acknowledged by the Grantor, does hereby, subject to the matters and things hereinafter set forth, grant, bargain, sell and convey unto the Grantee an undivided one-ninth (1/9th) interest in and to that real property situate, lying and being in the County of Shelby, State of Alabama, described as follows, 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

together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining; TO HAVE AND TO HOLD the same unto the said Grantee, her heirs and assigns, forever.

This conveyance is made subject to the following:

1. Any reservation or conveyance of oil, gas and other minerals which may be of record, affecting the above described property.
2. 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.
3. Right of Way granted to Alabama Power Company by instrument recorded in Deed Book 247, Page 874.


4. Restrictions appearing of record in Deed Book 256, page 143.
5. Easement and building line as shown on recorded map.
6. Minerals and mining rights excepted as shown by instrument recorded in Deed Book 4, Page 441.

7. 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.

All recording references herein are to the records in the Office of the Judge of Probate of Shelby County, Alabama.

And, except as to taxes hereafter falling due which are assumed by the Grantee herein, and except as herein otherwise provided, said Grantor does, for himself and for his heirs, executors and administrators, hereby covenant with the Grantee herein, her heirs and assigns, that he is seized of an indefeasible estate in fee simple in and to said property; that said property is free and clear of all encumbrances, and that he will forever WARRANT AND DEFEND the title thereto, and the peaceable possession thereof unto the said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said Grantor has hereunto set his hand and seal on this the 3rd day of January, 2000.


RALPH BURTON PREFFER, III (SEAL)

STATE OF Alabama)

COUNTY OF Mobile)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Ralph Burton Pfeiffer, III, a single person, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 3rd day of January, 2000.

Patricia M. Leach
NOTARY PUBLIC
My Commission Expires: 1/22/2003

(NOTARIAL SEAL)

This instrument prepared by:

John W. Donald, Jr.

JACKSON, MYRICK, CHAMBERS & BYRNE, L.L.C.

Post Office Box 2846

Mobile, Alabama 36652

(334)432-3444

Inst # 2000-00985

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