

WARRANTY DEED

20080506000184190 1/3 \$316.00
Shelby Cnty Judge of Probate, AL
05/06/2008 08:59:11AM FILED/CERT

This instrument was prepared by:
WILLIAM PATRICK COCKRELL
WPC & ASSOCIATES LLC

Send tax notice to:
KARL IAN PFEIFFER

(Name)

(Name)

ONE PERIMETER PARK S STE 451N
BIRMINGHAM, ALABAMA 35243

770 SHADY ROAD
ALABASTER, AL 35007

(Address)

(Address)

STATE OF ALABAMA
COUNTY OF **Shelby**

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TWO HUNDRED NINETY EIGHT THOUSAND SEVEN HUNDRED dollars (\$298,700.00) and other good and valuable consideration, to the undersigned Grantor, or Grantors in hand paid by the Grantees herein, the receipt whereof is acknowledged, we (I), MARCUS B. OLIVER and GLORIA J. OLIVER, HUSBAND AND WIFE (herein referred to as Grantor) do, grant, bargain, sell and convey unto KARL IAN PFEIFFER (herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

SEE EXHIBIT A

TO HAVE AND TO HOLD, to the said Grantee, his/her heirs and assigns forever.

And we (I) do for ourselves (myself), successors and assigns covenant with the said Grantees, their heirs and assigns, that we (I) are (am) lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that we (I) have a good right to sell and convey the same as aforesaid; that we (I) will and our (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.

WARRANTY DEED

IN WITNESS WHEREOF, I have hereunto set my hand and seal, 04/25/08.

Marcus B Oliver (Seal)
MARCUS B. OLIVER

Gloria J. Oliver (Seal)
GLORIA J. OLIVER

STATE OF ALABAMA

COUNTY OF Shelby

General Acknowledgment

I, William Patrick Cockrell, a Notary Public in and for said County in said State, hereby certify that MARCUS B. OLIVER and GLORIA J. OLIVER, 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 04/25/08.

William Patrick Cockrell
Notary Public

Return to: William Patrick Cockrell
WPC & Associates LLC

Shelby County, AL 05/06/2008
State of Alabama

Deed Tax: \$299.00

WILLIAM PATRICK COCKRELL
Notary Public, State of Alabama
Alabama State At Large
My Commission Expires
October 12, 2011



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EXHIBIT A

PARCEL 1

Beginning at the Southwest corner of the NW $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 10, Township 21 South, Range 2 West, and run North 420 feet to point of beginning of the land herein conveyed; thence run North 105 feet; thence run East 525 feet; thence run South 105 feet; thence run West 525 feet to point of beginning, being a part of the NW $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 10, Township 21 South, Range 2 West, being situated in Shelby County, Alabama.

PARCEL 2

Beginning at the SE corner of NW $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 10, Township 21 South, Range 2 West, and run North 254.5 ft. to point of beginning of land herein conveyed; thence run North 165.5 feet; thence run East 525 feet; thence South 165.5 feet; thence West 254.5 feet to point of beginning, being situated in Shelby County, Alabama.

PARCEL 3

Beginning at the Southwest corner of NW $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 10, Township 21 South, Range 2 West, and run North 254.5 feet; thence run East 525 ft.; thence run South 254.5 feet to the South line of said $\frac{1}{4}$ - $\frac{1}{4}$ section; thence run West along the South line of said $\frac{1}{4}$ - $\frac{1}{4}$ section a distance of 525 ft. to the point of beginning, being situated in Shelby County, Alabama.

PARCEL 4

A tract of land described as follows: Begin at the SE corner of the NW $\frac{1}{4}$ of Section 25, Township 20, Range 3 West, run thence north along the East boundary of said NW $\frac{1}{4}$ of said Section 25, 1324.5 feet, thence with an angle of 89 degrees and 19 min. to the left 1308 feet, thence along the arc of a curve to the right whose central angle is 31 deg. and 39 min. and radius is 741.8 feet, for a distance of 203.5 feet, thence tangent to said curve 38.4 feet, thence with an angle of 90 deg. and 10 min. to the left 420 feet, thence with an angle of 90 deg. and 10 min. to the right 1082.5 feet to the point of beginning of the triangular lot herein conveyed, run thence with an angle of 89 deg. and 50 min. to the right 420 feet, thence with an angle of 89 deg. and 50 min. to the left 122 feet, thence with an angle of 106 deg. and 17 min. to the left 420 feet, more or less, to the point of beginning, on the south line of the NW $\frac{1}{4}$ of said Section 25, Township 20, Range 3 West, being situated in Shelby County, Alabama.



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