

20080618000248130 1/3 \$38.00
Shelby Cnty Judge of Probate, AL
06/18/2008 10:17:46AM FILED/CERT

\$ 20,000

STATE OF ALABAMA)
SHELBY COUNTY)

Shelby County, AL 06/18/2008
State of Alabama

WARRANTY DEED

Deed Tax: \$20.00

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of TEN DOLLARS AND THE SIMULTANEOUS EXCHANGE OF CERTAIN OTHER REAL PROPERTY, THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED the undersigned GRANTORS, P & M CORPORATION an Alabama Corporation; JANE ANN P. FORD, a married person; CHRISTINA P. KILLCREAS, a married person (GRANTORS) do grant, bargain, sell and convey unto KARL I. PFEIFFER (GRANTEE), the following described real estate situated in SHELBY COUNTY, ALABAMA to-wit:

THE PROPERTY CONVEYED BY THIS DEED IS DESCRIBED ON EXHIBIT "A" ATTACHED HERETO, MADE A PART HEREOF AND INCORPORATED HEREIN FOR ALL PURPOSES.
SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2003.

LESS AND EXCEPT ANY PORTION LYING WITHIN THE RIGHT OF WAY FOR CROSSCUT ROAD, ALSO KNOWN AS SHADY ROAD.

PERPETUAL AND PERMANENT EASEMENT FOR THE CONSTRUCTION, INSTALLATION AND MAINTENANCE OF A PUBLIC ROADWAY AND HIGH WAY AND THE INSTALLATION AND MAINTENANCE OF UTILITIES AS SET FORTH IN INSTRUMENT NO. 2001-5640.

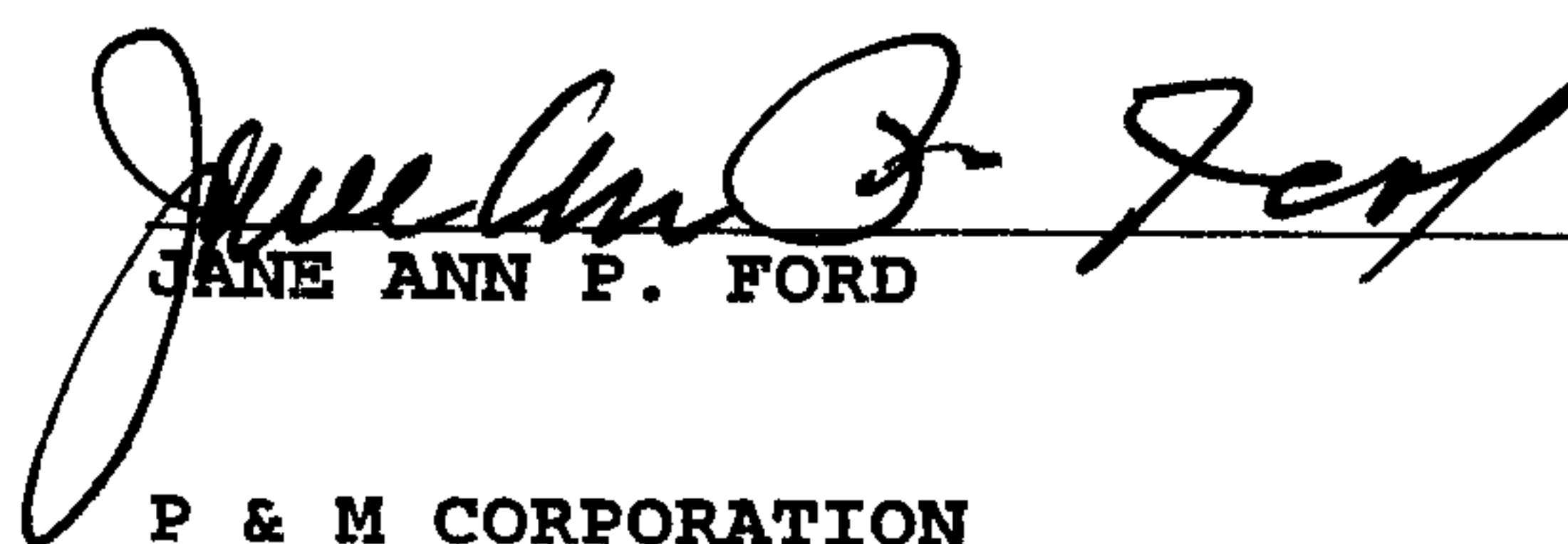
RIGHTS OF OTHERS IN AND TO THE USE OF THE POND ON THE SOUTHERLY SIDE OF THE PARCEL CONVEYED.

CONSTRUCTION OF STRUCTURES ON THE SUBJECT PROPERTY IS LIMITED TO RESIDENTIAL BUILDINGS, NOT TO INCLUDE MOBILE HOMES, AND APPROPRIATE OUTBUILDINGS, e.g. BARNs, STORAGE BUILDINGS IN KEEPING WITH A RESIDENTIAL USE.

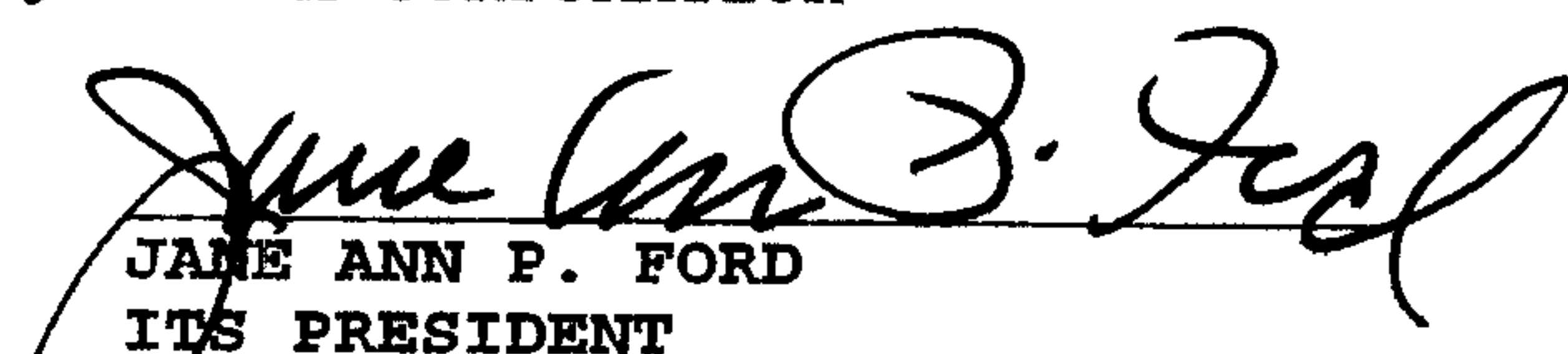
THE PROPERTY CONVEYED DOES NOT CONSTITUTE THE HOMESTEAD OF ANY OF THE INDIVIDUAL GRANTORS, NOR THEIR SPOUSES.

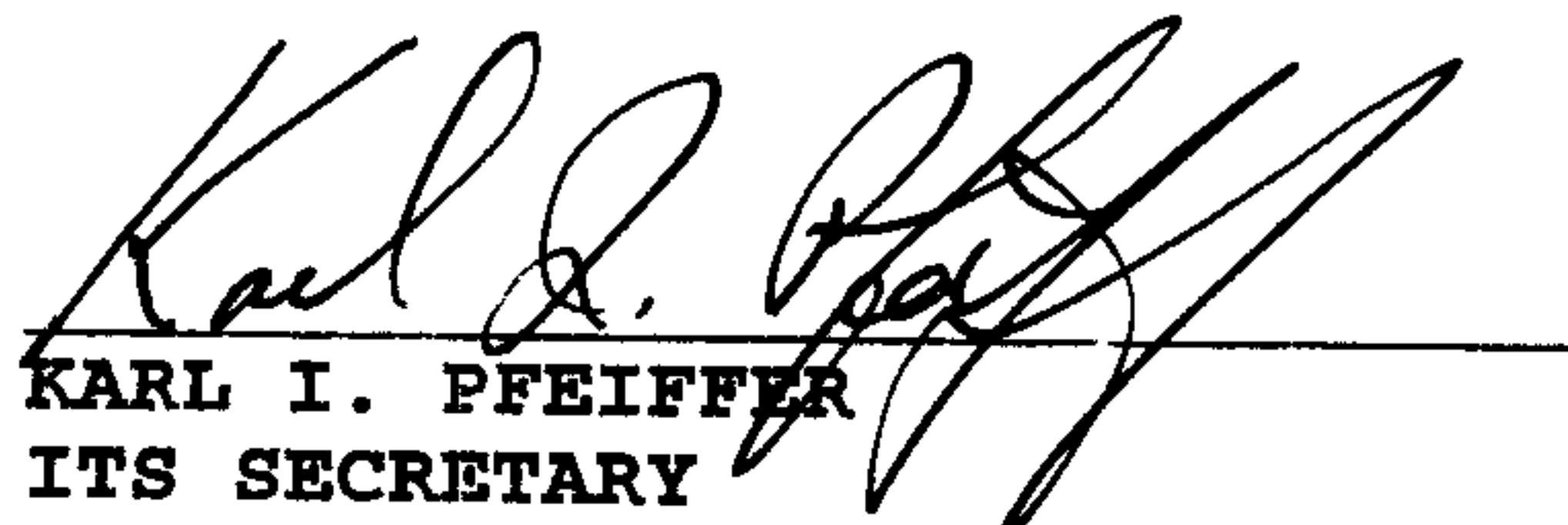
TO HAVE AND TO HOLD unto the said GRANTEE his heirs, successors and assigns forever; And said GRANTOR does for himself, his successors, assigns, and personal representatives covenant with said GRANTEE, his heirs, successors and assigns that he is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that he has a good right to sell and convey the same as aforesaid, and that he will and his successors, assigns and personal representatives shall, warrant and defend the same to the same GRANTEE, his heirs, successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR has caused this conveyance to be executed this the day of JUNE, 2003.

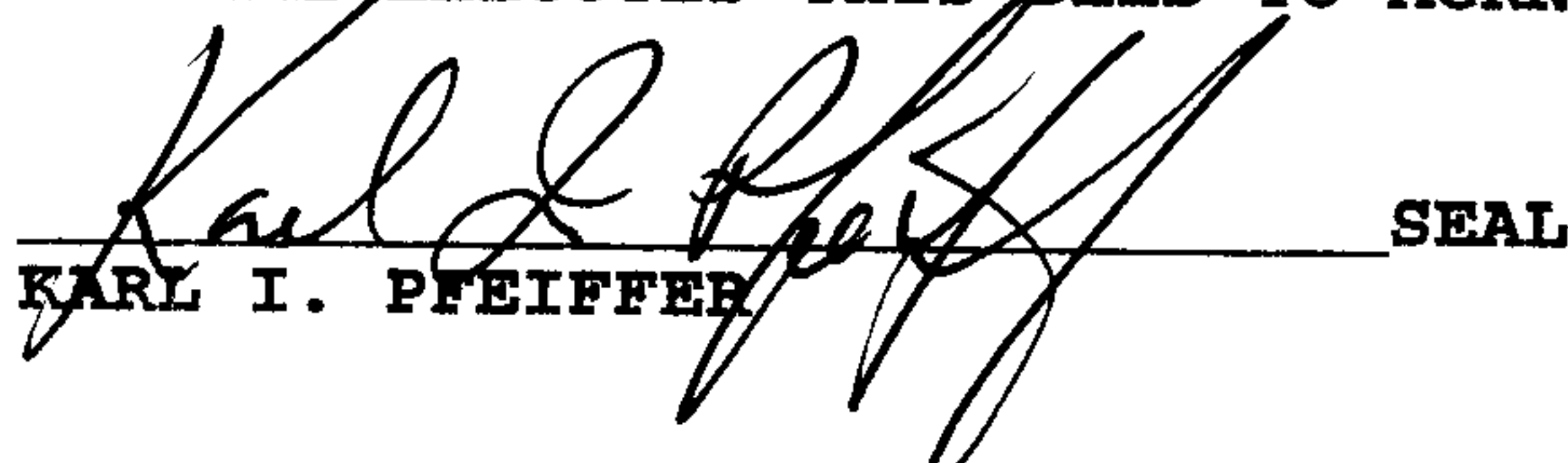

JANE ANN P. FORD
P & M CORPORATION


CHRISTINA P. KILLCREAS


JANE ANN P. FORD
ITS PRESIDENT


KARL I. PFEIFFER
ITS SECRETARY

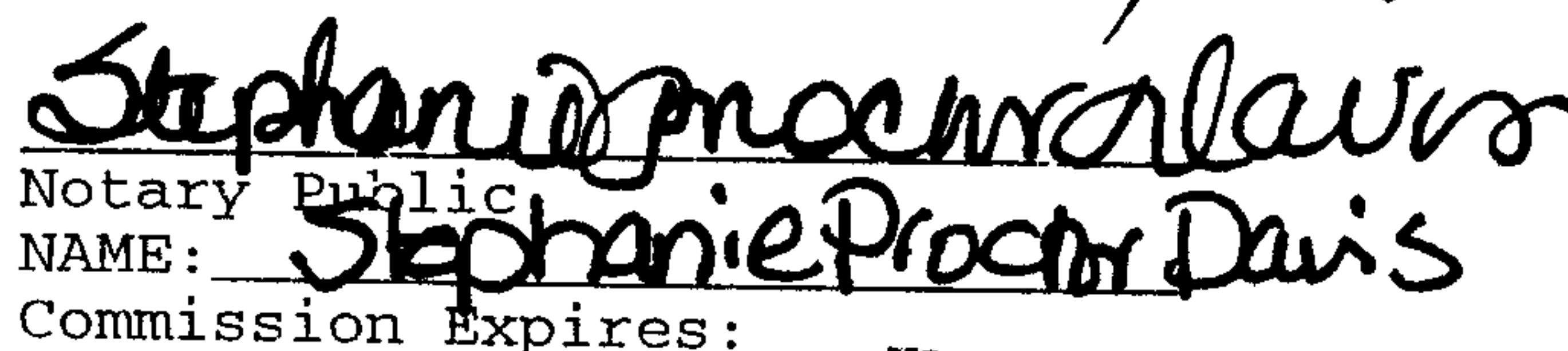
GRANTEE EXECUTES THIS DEED TO ACKNOWLEDGE ACCEPTANCE OF RESTRICTIONS.


KARL I. PFEIFFER

STATE OF ALABAMA)
COUNTY OF Morgan)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that JANE ANN P. FORD 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 said conveyance, she executed the same voluntarily on the day the same bears date.
Given under my hand and official seal of office this day of June, 2003.

MUST AFFIX SEAL


Notary Public
NAME: Stephanie Proctor Davis
Commission Expires:

STATE OF MISSISSIPPI)
COUNTY OF)

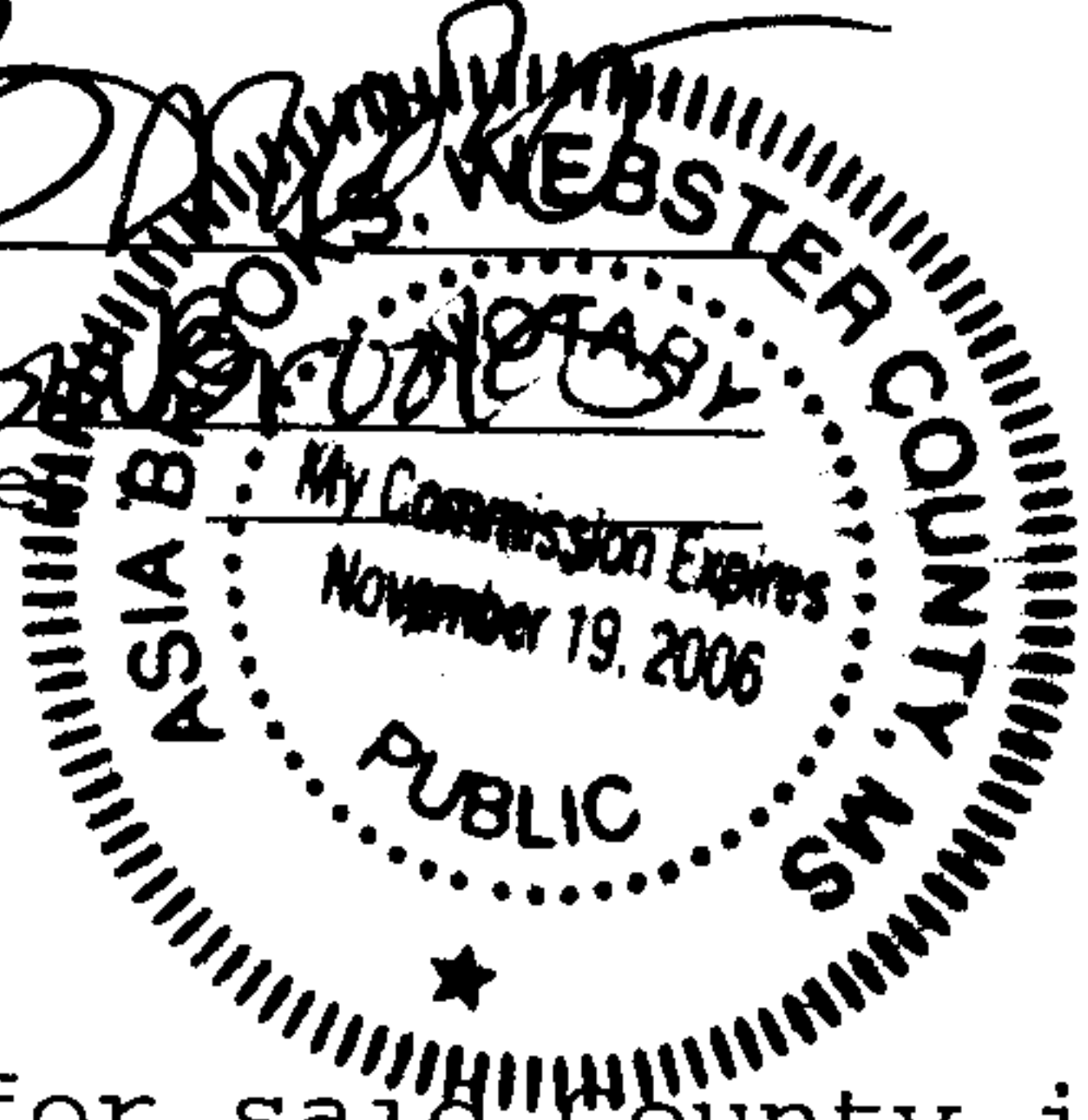
NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Nov 21, 2006
BONDED THRU NOTARY PUBLIC UNDERWRITERS

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that CHRISTINA P. KILLCREAS 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 said conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal of office this day of JUNE, 2003.

MUST AFFIX SEAL

Notary Public
NAME:
Commission Expires:



STATE OF ALABAMA
Morgan COUNTY

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **JANE ANN P. FORD**, whose name as President, **P & M CORPORATION, an Alabama Corporation**, is signed to the foregoing instrument and who is personally known to me, acknowledged before me on this day that, being informed of the contents of the instrument, she as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and seal this 3rd day of July, 2003.

MUST AFFIX SEAL

Notary Public
Name: Stephanie Proctor Davis
Commission Expires:

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Nov 21, 2006
BONDED THRU NOTARY PUBLIC UNDERWRITERS

STATE OF ALABAMA
~~JEFFERSON~~ COUNTY
Tuscaloosa

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **KARL I. PFEIFFER** whose name as Secretary of **P & M CORPORATION, an Alabama Corporation**, is signed to the foregoing instrument and who is personally known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and seal this 18th day of July, 2003.

MUST AFFIX SEAL

Notary Public
Name: Jennifer Humphries
Commission Expires: FEBRUARY 8, 2004

STATE OF ALABAMA)
COUNTY OF ~~JEFFERSON~~)
Tuscaloosa

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **KARL I. 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 said conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal of office this day of JUNE, 2003.

MUST AFFIX SEAL

Notary Public
NAME: Jennifer Humphries
Commission Expires:

FEBRUARY 8, 2004

THIS INSTRUMENT PREPARED BY:
GENE W. GRAY, JR.
2100 SOUTHBRIDGE PARKWAY,
SUITE 638
BIRMINGHAM, AL 35209
205 879 3400

SEND TAX NOTICE TO: FEBRUARY 8, 2004
KARL I. PFEIFFER
BIRMINGHAM, AL 35

ALTA Commitment (1982)

First American Title Insurance Company

SCHEDULE A – LEGAL DESCRIPTION

Agent's File No.: 143540

A part of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 10, Township 21 South, Range 2 West and the North $\frac{1}{2}$ of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 9, Township 21 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the SE corner of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 9, Township 21 South, Range 2 West and run Northerly along said $\frac{1}{4}$ line a distance of 664.21 feet to a point said point begin the point of beginning; thence 87 deg. 29 min. 05 sec. left and run Northwesterly for a distance of 106.73 feet to a point on the Easterly right of way boundary of Shady Road as staked by the Shelby County Highway Department; thence turn an interior angle of 88 deg. 19 min. 58 sec. left and run Northeasterly along said right of way line for a distance of 168.84 feet; thence turn an interior angle of 182 deg. 45 min. 42 sec. left and run Northeasterly for a distance of 51.32 feet; thence turn an interior angle of 176 deg. 52 min. 09 sec. left and run Northeasterly for a distance of 98.33 feet; thence turn an interior angle of 180 deg. 14 min. 27 sec. left and run Northeasterly for a distance of 50.84 feet; thence turn an interior angle of 180 deg. 23 min. 20 sec. left and run Northeasterly for a distance of 40.44 feet; thence turn an interior angle of 173 deg. 10 min. 44 sec. left and run Northeasterly for a distance of 49.12 feet; thence turn an interior angle of 171 deg. 48 min. 29 sec. left and run Northeasterly for a distance of 68.97 feet; thence turn an interior angle of 106 deg. 25 min. 51 sec. left and run Southeasterly for a distance of 513.15 feet; thence turn an interior angle of 89 deg. 35 min. 16 sec. left and run Southerly for a distance of 525.51 feet; thence turn an interior angle of 90 deg. 15 min. 55 sec. left and run Westerly for a distance of 439.28 feet to a point said point being the point of beginning; being situated in Shelby County, Alabama.

Less and except any part of the land lying in Shady Road.