

STATE OF ALABAMA  
COUNTY OF SHELBY

WARRANTY DEED

10/12/2009  
20090602000208180 1/3 \$23.50  
Shelby Cnty Judge of Probate, AL  
06/02/2009 10:25:35 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, that Mary Jane Balkema, a married woman, ("Grantor") in consideration of the receipt of like kind property which Pfeiffer Farms Trust, Jane Ann Ford, a married woman, Christina Killcreas, a married woman, and Karl Ian Pfeiffer, a married man, ("Grantees") have caused to be transferred to Grantors, the receipt and sufficiency of which is hereby acknowledged by Grantor, does (subject to the other matters hereinafter mentioned) hereby GRANT, BARGAIN, SELL and CONVEY unto the Grantees as equal tenants in common, the following described real property situated in Shelby County, Alabama, to-wit:

A parcel of land situated in the Southwest one-quarter of the Southeast one-quarter of Section 5, Township 21 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the Southeast corner of said quarter-quarter; thence run in a Westerly direction along the South line of said quarter-quarter for a distance of 600.66 feet to the POINT OF BEGINNING; thence continue along last described course for a distance of 60.00 feet; thence leaving said South line, turn and exterior angle of 269 degrees 57 minutes 12 seconds to the left and run in a Northerly direction for a distance of 318.00 feet to a point on the Southernmost right of way line of Massey Road (prescriptive right of way); thence turn an exterior angle of 290 degrees 57 minutes 43 seconds to the right and run in a Southeasterly direction along said right of way for a distance of 64.25 feet; thence leaving said right of way, turn an exterior angle of 249 degrees 02 minutes 17 seconds to the right and run in a Southerly direction for a distance of 295.07 feet to the POINT OF BEGINNING. Said parcel contains 18,392 square feet or 0.42 acres more or less. Less and except any portion lying within Massey Road right of way.

Together with all and singular, the rights, tenements, privileges, hereditaments, easements and appurtenances thereunto belonging or in anywise appertaining;

TO HAVE AND TO HOLD, the same unto the Grantees as equal tenants in common.


AND, except for:

- a. Taxes for the year 2009, which are a lien but not yet due and payable; and
- b. All matters of public record,

the Grantor hereby covenants with the Grantees, and with the successors, beneficiaries, heirs and assigns of the Grantees, that the Grantor is seized of an indefeasible estate in fee simple in and to the above described property, is in peaceable possession thereof and has a good and lawful right to sell and convey the same, that said property is free and clear of all encumbrances except as herein referred to and that the Grantor shall hereby warrant and will forever defend such title to said property and the peaceable possession thereof unto the Grantees, and its heirs and assigns, against the lawful claims of all persons, whomsoever, except as herein otherwise provided.

This property does not constitute the homestead of the Grantor or the Grantor's spouse.

IN WITNESS WHEREOF, the Grantor has hereunto set her hand and seal on this instrument this the 10 day of March, 2009.


  
\_\_\_\_\_  
Mary Jane Balkema

STATE OF ALABAMA

COUNTY OF Shelby

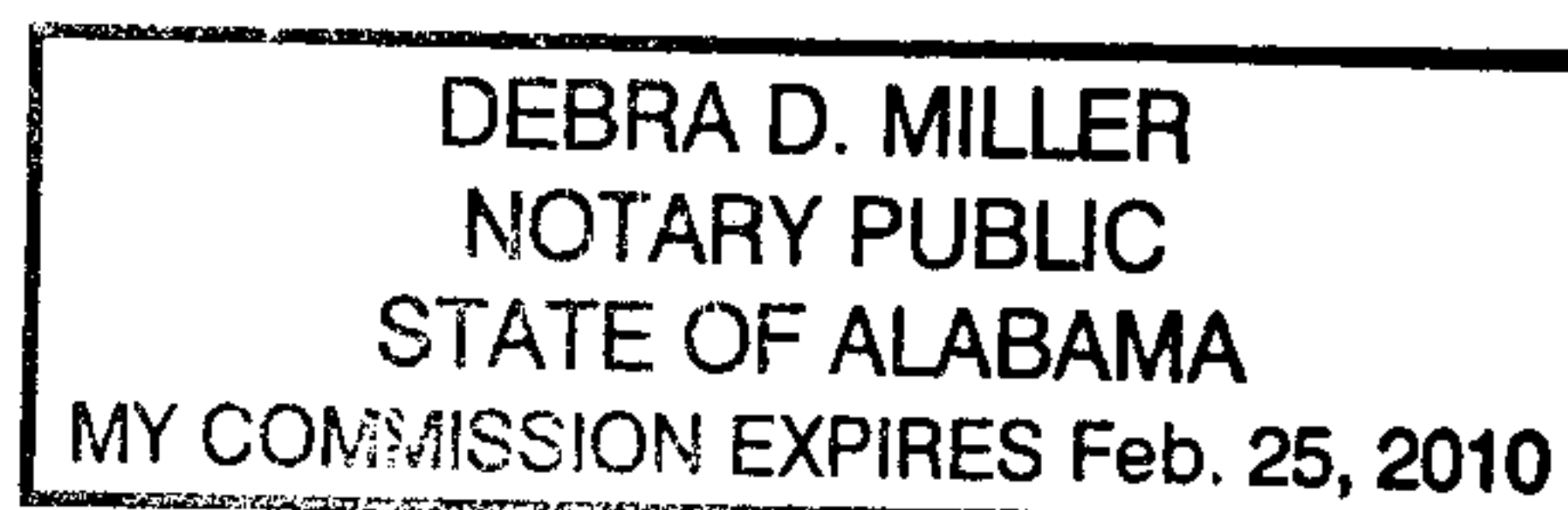
I, the undersigned Notary Public in and for Shelby County in said State, hereby certify that Mary Jane Balkema, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand this 10 day of March, 2009.

  
Notary Public


[AFFIX NOTARIAL SEAL]

My Commission Expires:  
2-25-10



This instrument prepared by:

Matthew T. Scully  
Jackson Myrick  
The Kullman Firm  
A Professional Law Corporation  
P.O. Box 1287  
Mobile, Alabama 36633  
(251) 432-1811

  
20090602000208180 3/3 \$23.50  
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Shelby County, AL 06/02/2009

State of Alabama

Deed Tax : \$4.50