

This instrument was prepared by:
Thomas A. Ritchie, Attorney
312 North 23rd Street
Birmingham, AL 35203

SEND TAX NOTICE TO:
Mary F. Roensch
2925 Montevallo Road
Birmingham, Alabama 35223

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

VALUE \$4000

KNOW ALL MEN BY THESE PRESENTS, that in consideration of One Thousand Dollars (\$1,000.00) and other good and valuable consideration to the undersigned Grantor, Pumpkin Hollow Development Corp., an Alabama corporation, the receipt of which is hereby acknowledged, the said Pumpkin Hollow Development Corp., an Alabama corporation, does by these presents, grant, bargain, sell and convey unto Mary F. Roensch an undivided two thirds (2/3) interest and unto E. Burns Roensch an undivided one-third (1/3) interest in and to the following described real estate situated in Township 18 South, Range 2 East, Shelby County, Alabama, to-wit:

A parcel of land described on Attachment "A" affixed hereto together with the undivided interest that a lot owner may own from time to time in the commonly owned condominium real estate, and subject to the Pumpkin Hollow Condominium Declaration.

TO HAVE AND TO HOLD, to the said Grantees, their heirs and assigns forever.

And said Pumpkin Hollow Development Corp., an Alabama corporation, does for itself, its successors and assigns, covenant with said Grantees, their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the said Grantees, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Pumpkin Hollow Development Corp., an Alabama corporation, by its President, Mary F. Roensch, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 15th day of December, 1992.

PUMPKIN HOLLOW
DEVELOPMENT CORP.

BY: Mary F. Roensch
MARY F. ROENSCH
Its President

STATE OF ALABAMA)
SHELBY COUNTY)

I, Jerry G. Arnow, a Notary Public in and for said County and State, hereby certify that Mary F. Roensch, whose name as President of Pumpkin Hollow Development Corp., an Alabama corporation, 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, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this 14 day of Dec, 1992.

Inst # 1992-30085

12/15/1992-30085
12:04 PM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

002 MCD 13.00

Jerry G. Arnow
NOTARY PUBLIC

ATTACHMENT "A"

PARCEL 1

STATE OF ALABAMA
SHELBY COUNTY

A parcel of land situated in the East $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ and the Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 20, Township 18 South, Range 2 East, Shelby County, Alabama, and being more particularly described as follows:

Commence at the Southeast corner of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 20, Township 18 South, Range 2 East, Shelby County, Alabama, and run in a Westerly direction along the South line of said $\frac{1}{4}$ - $\frac{1}{4}$ section 263.71 feet to the POINT OF BEGINNING of the herein described parcel; thence continue along last described course in a Westerly direction and along said $\frac{1}{4}$ - $\frac{1}{4}$ line a distance of 93.98 feet to a point; thence turn an interior angle of $224^{\circ}15'52''$ and run to the left in a Southwesterly direction a distance of 158.37 feet to a point; thence turn an interior angle of $75^{\circ}18'38''$ to the tangent of a curve to the left having a central angle of $8^{\circ}47'06''$ and a radius of 375.0 feet and run right to left along arc of said curve in a Northwesterly direction a distance of 57.50 feet to a point; thence run tangent to last described curve in a Northwesterly direction a distance of 41.54 feet to a point; thence run along the arc of a curve to the right having a central angle of $51^{\circ}35'29''$ and a radius of 150.0 feet in a Northwesterly to Northeasterly direction a distance of 135.07 feet to a point; thence run along the arc of a curve to the right having a central angle of $8^{\circ}16'59''$ and a radius of 2146.85 feet in a Northeasterly direction a distance of 310.36 feet to a point; thence turn an interior angle of $90^{\circ}00'00''$ from the tangent of last described curve and run to the right in a Southeasterly direction a distance of 616.54 feet to a point; thence turn an interior angle of $91^{\circ}14'27''$ and run to the right in a Southwesterly direction a distance of 86.96 feet to a point; thence turn an interior angle of $155^{\circ}26'06''$ and run to the right in a Southwesterly direction a distance of 44.12 feet to a point; thence turn an interior angle of $150^{\circ}44'56''$ and run to the right in a Southwesterly direction a distance of 185.01 feet to a point; thence turn an interior angle of $159^{\circ}53'39''$ and run to the right in a Westerly direction a distance of 74.84 feet to a point; thence turn an interior angle of $192^{\circ}45'05''$ and run to the left in a Southwesterly direction a distance of 59.37 to the POINT OF BEGINNING, containing 4.21 acres, more or less.

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13.00