

SEND TAX NOTICES TO:
Pumpkin Hollow Development Corp.
P. O. Box 247
Alabaster, AL 35007

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

This Deed is made by and between E. Burns Roensch and wife, Mary F. Roensch, hereinafter called "Grantors," and Pumpkin Hollow Development Corp., herein called "Grantee."

The Grantors, for and in consideration of a like kind exchange and other good and valuable consideration, in hand paid by the Grantee, the receipt of which is hereby acknowledged, does hereby grant, bargain, convey and sell to Grantee the following described real estate located in Shelby County, Alabama to-wit:

Unit No. 4, as shown on the Resurvey of Pumpkin Hollow, A Condominium as recorded in Map Book 18, Page 54 A through F, inclusive in the Probate Office of Shelby County, Alabama, as established by that certain Declaration of Condominium of Pumpkin Hollow, A Condominium which is recorded in Real Record 324, Page 16 as amended by Amended and Restated Declaration of Condominium of Pumpkin Hollow, A Condominium, which is recorded as Inst. # 1994-04159, as further amended by Second Amended and Restated Declaration of Condominium which is recorded Inst. # 1994-10609, together with an undivided 1/42 interest in the common elements of the condominium, as set forth in said Declaration of Condominium of Pumpkin Hollow, A Condominium which is recorded in Real Record 324, Page 16, as amended by Amended and Restated Declaration of Condominium of Pumpkin Hollow, A Condominium which is recorded as Inst.# 1994-04159 as further amended by Second Amended and Restated Declaration of Condominium, which is recorded in Inst.# 1994-10609, subject to dilution provisions set forth in Article VI, item 4, and Article XXI, of said amended declaration of condominium.

Inst # 2001-03487

02/01/2001-03487
08:06 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
004 MMB 20.50

SUBJECT TO:

1. Transmission line permits to Alabama Power Company as recorded in Deed Book 208, pages 572 and 593, in Probate Office as to that portion of caption lands lying in Sections 17 and 18, Township 18 South, Range 2 East.
2. Easement to Alabama Power Company as recorded in Deed Book 82, page 156 and instrument no. 1994-29780 as to that portion of caption lands lying in Sections 19 and 20, Township 18 South, Range 2 East.
3. Title to minerals underlying caption lands situated in the E ½ of SE 1/4, and SW 1/4 of SE 1/4, Section 17, Township 18 South, Range 2 East, as reserved in Deed Book 25, page 445, in Probate Office.
4. Title to minerals underlying a portion of caption lands as reserved in deed from Champion International Corporation, to Charlotte W. Poe, recorded in Real Record 123, page 278, and Deed Book 356, page 667, in Probate Office.
5. Any portion of caption lands lying in Section 18 and 19, Township 18 South, Range 2 East, that may lie within a public road right of way.
6. Right of way to Southern Bell Telephone & Telegraph Company, as recited in Deed Book 90, page 345, in Probate Office.
7. Title to minerals underlying the N ½ of SW 1/4 of NE 1/4, Section 19, Township 18 South, Range 2 East, as reserved in Real Record 213, page 977, in Probate Office.
8. Easement to Shelby County as recorded in Real Record 177, page 566, as to the SE 1/4 of SE 1/4 of SE 1/4, Section 18, Township 18 South, Range 2 East, in Probate Office.
9. Transmission line permits to Alabama Power Company as recorded in Deed Book 208, page 593, as to the NW 1/4 of SE 1/4 of NE 1/4, Section 19, Township 18 South, Range 2 East, in Probate Office.
10. Title to minerals underlying caption lands with mining rights and privileges belonging thereto, as reserved in Real Record 244, page 65, in Probate Office.
11. Covenants, conditions, restrictions, reservations, easements, liens for easements, options, powers of attorney and limitation on title created by the Alabama Condominium Ownership Act, Sections 35-8-1 and 35-8A Code of Alabama, 1975, and as set forth: in the Declaration of Condominium of Pumpkin Hollow - A

Condominium, which is recorded in Real Record 324, Page 16, as amended by Amended and Restated Declaration of Condominium of Pumpkin Hollow, A Condominium, which is recorded as Instrument #1994-04159, as further amended by Second Amended and Restated Declaration of Condominium, which is recorded as Instrument #1994-10609; in the Articles of Incorporation of Pumpkin Hollow Association, Inc., as recorded in Real Record 324, Page 16, at Page 661; and the ByLaws of Pumpkin Hollow Association, Inc., as recorded in Real Record 324, Page 16, at page 50, and Amended and Restated By-Laws of Pumpkin Hollow Association, Inc., as recorded as Instrument #1994-04160, and in any allied instrument referred to in any of the instruments aforesaid.


12. Easements as shown on all recorded maps of Pumpkin Hollow - A Condominium, as last amended.
13. Easement to Alabama Power Company recorded in Instrument No. 1995-12827 in Probate Office of Shelby County, Alabama.
14. Easement to Alabama Power Company and South Central Bell recorded in Instrument No. 1995-1628 in Probate Office.
15. Taxes for 2001 and subsequent years.

TO HAVE AND TO HOLD to the said Grantee, its successors and assigns forever.

And Grantors do for themselves and their successors and assigns covenant with the said Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that they have a good right to sell and convey the same as aforesaid; that they will and their successors and assigns shall warrant and defend the same to the said Grantee, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, E. Burns Roensch and wife, Mary F. Roensch have executed this conveyance, on this the 15th day of January, 2001.


E. Burns Roensch


Mary F. Roensch

ACKNOWLEDGMENT

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned Notary Public, in and for said County in said State, hereby certify that E. Burns_Roensch, 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 15 day of January, 2001.

Thomas A Ritchie

NOTARY PUBLIC

My Commission Expires: 1-10-2004

I, the undersigned Notary Public, in and for said County in said State, hereby certify that Mary F. Roensch, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 15 day of January, 2001.

Thomas A Ritchie

NOTARY PUBLIC

My Commission Expires: 1-10-2004

Inst # 2001-03487

02/01/2001-03487
08:06 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
004 RMB 20.50

This conveyance was prepared by: Thomas A. Ritchie, Ritchie Duncan & Goodwin, L.L.C., 312 North 23rd Street, Birmingham, Alabama, 35203.