

SEND TAX NOTICES TO:  
E. Burns Roensch and Mary F. Roensch  
931 Pumpkin Hollow Road  
Sterrett, Al 35147

**WARRANTY DEED**

STATE OF ALABAMA )  
SHELBY COUNTY )

KNOW ALL MEN BY THESE PRESENTS:

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

The Grantor, for and in consideration of a like kind exchange and other good and valuable consideration, in hand paid by the Grantees, the receipt of which is hereby acknowledged, does hereby grant, bargain, convey and sell an undivided one third interest to E. Burns Roensch and an undivided two thirds interest to Mary F. Roensch in and to the following described real estate located in Shelby County, Alabama to-wit:

**Parcel I:**

SE 1/4 of the SE 1/4 of the SE 1/4 of Section 18, Township 18 South, Range 2 East, Shelby County, Alabama.

**Parcel II:**

NW 1/4 of the NW 1/4 of Section 20, Township 18 South, Range 2 East, Shelby County, Alabama.

**Parcel III:**

SW 1/4 of the SW 1/4 of Section 17, Township 18 South, Range 2 East, Shelby County, Alabama.

**Parcel IV:**

NW ½ of the SE 1/4 of the SW 1/4 of Section 17, Township 18 South, Range 2 East, Shelby County, Alabama.

**SUBJECT to:**

1. Taxes for the year 2001 and subsequent years.
2. Restrictions and covenants appearing of record in Real Volume 324, Page 16.
3. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto as recorded in Volume 356, Page 667; Volume 25, Page 445 and Real Volume 123, Page 278.
4. Right-of-way granted to Alabama Power Company recorded in Volume 208, Page 572; Volume 208, Page 593 and Volume 82, Page 156.
5. Less and except any part of subject property lying within any public road right-of-way.
6. Right-of-way granted to South Central Bell Telephone Company recorded in Volume 90, Page 345.
7. Reservation of an easement for a walking trail in favor of Pumpkin Hollow Condominium owners and their invitees as to any portion (if any) of said property lying on the South East side of Bear Creek or Hurricane Creek.

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

And Grantor do for itself and its successors and assigns covenant with the said Grantees, their heirs 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 it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Pumpkin Hollow Development Corp. has caused this conveyance to be signed by and through its President, Mary F. Roensch, who is authorized to execute this conveyance, on this the 15<sup>th</sup> day of JANUARY 2001.

PUMPKIN HOLLOW DEVELOPMENT CORP.  
an Alabama corporation

By: Mary F. Roensch  
MARY F. ROENSCH, Its President

**ACKNOWLEDGMENT**

STATE OF ALABAMA )  
JEFFERSON COUNTY )

I, the undersigned, a Notary Public in and for said County, in said 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 the 15 day of January 2001.

Thomas A. Ritchie

NOTARY PUBLIC

My Commission Expires: 1-10-2004

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

Inst # 2001-03488