

Reli Settlement Solutions, LLC
3595 Grandview Parkway Ste. 275
Birmingham, AL 35243

Send tax notice to:

Bridgett A. Ogburn and Van D. Ogburn
4516 Eagle Point Dr.
Birmingham, AL 35242
BHM1900467

20190503000147770

05/03/2019 08:36:17 AM

DEEDS 1/2

This instrument prepared by:

S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

State of Alabama
County of Shelby

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **Two Hundred Seventy Five Thousand and 00/100 Dollars (\$275,000.00)** the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned **Pumpkin Hollow Development Corp.**, whose mailing address is 18274 Hwy. 55, Sterrett, AL 35147 (hereinafter referred to as "Grantor") by **Bridgett A. Ogburn and Van D. Ogburn** (hereinafter referred to as "Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, **the address of which is Unit No. 9-B, Pumpkin Hollow Road, Sterrett, AL 35147**, to-wit:

Unit No. 9-B, as shown on the Resurvey of Lot 9-A of a Resurvey of Lots 8 and 9 of an amended map of a Resurvey of Pumpkin Hollow, a Condominium, as recorded in Map Book 31, Page 108, 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 324, Page 16, as amended by Amended and Restated Declaration of Condominium of Pumpkin Hollow, a Condominium, which is recorded as Instrument No. 1994-4159, as further amended by Second Amended and Restated Declaration of Condominium, which is recorded as Instrument No. 1994-10609, as further amended by Third Amended and Restated Declaration of Condominium, which is recorded as Instrument No. 20021105000547150, as further amended by Fourth Amended and Restated Declaration of Condominium, which is recorded as Instrument No. 20050907000462110, as further amended by Fifth Amended and Restated Declaration of Condominium, which is recorded as Instrument No. 200604200019880, as further amended by Sixth Amended and Restated Declaration of Condominium, which is recorded as Instrument No. 20180202000037210; Articles of Incorporation of Pumpkin Hollow Association, Inc. as recorded in Real 324, Page 661 and the By-Laws of Pumpkin Hollow Association, Inc. as recorded in Real 324, Page 16 and Amended and Restated By-Laws of Pumpkin Hollow Association Inc. as recorded in Instrument No. 1994-04160, further amended in Instrument No. 2006042000189890, Instrument No. 2011012000021450 and Instrument No. 20180202000037220, together with an undivided interest in the common elements of the Condominium, as set forth in said Declaration of Condominium of Pumpkin Hollow, a Condominium, subject to dilution provisions set forth in Article VI, Item 4, and Article XXI, of said amended Declaration of Condominium.

SUBJECT TO:
ADVALOREM TAXES DUE OCTOBER 01, 2019 AND THEREAFTER.
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS
OF RECORD.
MINING AND MINERAL RIGHTS EXCEPTED.

TO HAVE AND TO HOLD unto the Grantee, his/her heirs, executors, administrators and assigns forever.

The Grantor does for itself, its successors and assigns, covenant with the Grantee, his/her heirs, executors, administrators and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown 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 Grantee, his/her heirs, executors, administrators and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor, Pumpkin Hollow Development Corp., by Mary F. Roensch, who is authorized to execute this conveyance, has caused this conveyance to be executed on this, the 1st day of May, 2019.

Pumpkin Hollow Development Corp.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/03/2019 08:36:17 AM
\$293.00 CHERRY
20190503000147770

Allen S. Bayl

Mary F. Roensch
By: Mary F. Roensch
Its: President

STATE OF ALABAMA
COUNTY OF JEFFERSON

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., is signed to the foregoing instrument, and who known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, she, in her capacity and with full authority, executed the same voluntarily for and as the act of said corporation on the day the same bears date.

Given under my hand and official seal this the 1st day of May, 2019.



Caitlin Hardee Graham
Notary Public
Print Name: CAITLIN HARDEE GRAHAM
Commission Expires: APR. 14, 2023