

SEND TAX NOTICE TO:

✓ PUMPKIN HOLLOW DEVELOPMENT CORP.
2925 Montevallo Road
Birmingham, Alabama 35223

This instrument was prepared by:

THOMAS A. RITCHIE
312 North 23rd Street
Birmingham, Alabama 35203

WARRANTY DEED

STATE OF ALABAMA)
)
SHELBY COUNTY)

\$50,000 VALUE

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Thousand Dollars and no cents (\$1,000.00) and other good and valuable consideration to the undersigned grantors, in hand paid by the grantee herein, the receipt whereof is acknowledged, we, Mary F. Roensch and husband, E. Burns Roensch, Brenda Hackney, a married woman and Thomas A. Ritchie, a married man (herein referred to as grantors), grant, bargain, sell and convey unto Pumpkin Hollow Development Corp., an Alabama corporation (herein referred to as grantee), the following described real estate, situated in Township 18 South, Range 2 East, Shelby County, Alabama, to-wit:

An undivided .15 interest in and to the following parcels of Real Estate:

- PARCEL 1. All of Section 20 except W 1/2 of SW 1/4 and except for the NE 1/4 of NE 1/4 containing 520 acres more or less;
- PARCEL 2. NW 1/4 of SW 1/4, Section 16 containing 40 acres more or less;
- PARCEL 3. S 1/2 of SW 1/4; E 1/2 of SE 1/4; SW 1/4 of SE 1/4; and that part of the NW 1/4 of SE 1/4 lying South and East of Bear Creek; Section 17 containing 220 acres more or less;
- PARCEL 4. SE 1/4 of SE 1/4 of SE 1/4, Section 18 containing 10 acres more or less;
- PARCEL 5. S 1/2 of SE 1/4 of NE 1/4, Section 19 containing 20 acres more or less;
- PARCEL 6. A parcel of land containing .42 acres, more or less, lying South and East of Shelby County Highway #55 in the N 1/2 of SW 1/4 of NE 1/4 of Section 19;
- PARCEL 7. A parcel of land situated in the NW 1/4 of the SE 1/4 of the NE 1/4 of Section 19, Township 18 South, Range 2 East, Shelby County, Alabama, bounded on the Northeast by an easement to Alabama Power Company, on the Northwest by the Southeast right-of-way of Shelby County Highway #55, on the West by the West line of said 1/4-1/4-1/4 section and on the South by the South line of said 1/4-1/4-1/4 section, being more particularly described as follows:

Commence at the Northwest corner of the NW 1/4 of the SE 1/4 of the NE 1/4 of Section 19, Township 18 South, Range 2 East, Shelby County, Alabama, and run in a Southerly direction along the West line of said 1/4-1/4-1/4 section a

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distance of 474.38 feet to the point of intersection of said line with the Southeast right-of-way line of Shelby County Highway #55, said point also being the Point of Beginning of the herein described parcel; thence deflect 147 deg 58'30" to the left and run in a Northeasterly direction along the Southeast right-of-way of said County road a distance of 111.04 ft. to a point on the Northeast line of a 100 foot Alabama Power Company easement; thence turn an interior angle of 85 deg 43'09" and run to the right in a Southeasterly direction along the North line of said easement a distance of 548.41 feet to the point of intersection of said easement line with the South line of said 1/4-1/4-1/4 section; thence turn an interior angle of 32 deg 32'45" and run to the right in a Westerly direction along the South line of said 1/4-1/4-1/4 section a distance of 501.89 feet to a point, said point being the Southwest corner of said 1/4-1/4-1/4 section; thence turn an interior angle of 93 deg 46'03" and run to the right in a Northerly direction along the West line of said 1/4-1/4-1/4 section a distance of 197.66 feet, more or less, to the point of beginning of the herein described Parcel 1, containing 1.83 acres, more or less.

Subject to easements and restrictions of record and mineral rights not owned. No part of the above described real estate constitutes the homestead of any of the grantors or their spouses.

TO HAVE AND TO HOLD to the said grantee, its successors and assigns forever:

And we do for ourselves and for our heirs, executors, and administrators covenant with the said grantee, its successors and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said grantee, its successors and assigns forever, against the lawful claims of all persons claiming by or through grantors, but against no other claims.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 19th day of October, 1992.

Mary F. Roensch
MARY F. ROENSCH

E. Burns Roensch
E. BURNS ROENSCH

Brenda Hackney
BRENDA HACKNEY

Thomas A. Ritchie
THOMAS A. RITCHIE

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, JERRY G. ARNOLD, a Notary Public in and for said County, in said State, hereby certify that Mary F. Roensch 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 and official seal this 12 day of October, 1992.

Jerry G. Arnold
NOTARY PUBLIC

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, JERRY G. ARNOLD, a Notary Public in and for said County, in said State, hereby certify that E. Burns Roensch, 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 he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 13th day of October, 1992.

Jerry G. Arnold
NOTARY PUBLIC

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, Sherry D. Tew, a Notary Public in and for said County, in said State, hereby certify that Brenda Hackney, 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 and official seal this 14 day of October, 1992.

Sherry D. Tew
NOTARY PUBLIC

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, LEE ANN JORDAN, a Notary Public in and for said County, in said State, hereby certify that Thomas A. Ritchie 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 he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 17th day of October, 1992.

Lee Ann Jordan
NOTARY PUBLIC

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