

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

SEND TAX NOTICE TO:  
Thomas A. Ritchie  
312 North 23rd Street  
Birmingham, Alabama 35203

### WARRANTY DEED

STATE OF ALABAMA )  
SHELBY COUNTY )

Value \$8,000

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 Thomas A. Ritchie 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 Grantee, his heirs and assigns forever.

And said Pumpkin Hollow Development Corp., an Alabama corporation, does for itself, its successors and assigns, covenant with said Grantee, his 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 Grantee, his 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. ARNO, 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 14th day of Dec., 1992.

Jerry G. Arnold  
NOTARY PUBLIC

Inst # 1992-30086  
12/15/1992-30086  
12:04 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 HCD 17.00

ATTACHMENT "A"

PARCEL 2

STATE OF ALABAMA  
SHELBY COUNTY

A parcel of land situated in the Southwest  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of Section 17, Township 18 South, Range 2 East, Shelby County, Alabama, and being more particularly described as follows:

Commence at the Southwest corner of the Southwest  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of Section 17, Township 18 South, Range 2 East, Shelby County, Alabama, and run in a Northerly direction along the West line of said  $\frac{1}{4}$ - $\frac{1}{4}$  section a distance of 396.73 feet to a point; thence deflect  $102^{\circ}36'34''$  and run to the right in a Southeasterly direction a distance of 164.77 feet to the POINT OF BEGINNING of the herein described parcel; thence deflect  $122^{\circ}55'37''$  to the tangent of a curve to the right having a central angle of  $63^{\circ}39'43''$  and a radius of 900.00 feet and run left to right along the arc of said curve in a Northwesterly to Northeasterly direction a distance of 1000.00 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 775.88 feet to a point; thence turn an interior angle of  $100^{\circ}16'15''$  and run to the right in a Southwesterly direction a distance of 143.29 feet to a point; thence turn an interior angle of  $154^{\circ}45'07''$  and run to the right in a Southwesterly direction a distance of 60.50 feet to a point; thence turn an interior angle of  $132^{\circ}50'48''$  and run to the right in a Westerly direction a distance of 69.60 feet to a point; thence turn an interior angle of  $257^{\circ}54'45''$  and run to the left in a Southwesterly direction a distance of 123.59 feet to a point; thence turn an interior angle of  $225^{\circ}56'41''$  and run to the left in a Southeasterly direction a distance of 60.47 feet to a point; thence turn an interior angle of  $133^{\circ}33'32''$  and run to the right in a Southwesterly direction a distance of 118.10 feet to a point; thence turn an interior angle of  $149^{\circ}17'02''$  and run to the right in a Southwesterly direction a distance of 119.29 feet to a point; thence turn an interior angle of  $171^{\circ}15'39''$  and run to the right in a Southwesterly direction a distance of 53.48 feet to a point; thence turn an interior angle of  $130^{\circ}30'21''$  and run to the right in a Northwesterly direction a distance of 75.56 feet to a point; thence turn an interior angle of  $194^{\circ}23'56''$  and run to the left in a Northwesterly direction a distance of 250.62 feet to the POINT OF BEGINNING, containing 11.48 acres, more or less.

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