

4432B
SCA
211.00

SEND TAX NOTICES TO:

Hartwell Davis, Jr.
4109 Kennesaw Drive
Birmingham, AL 35213

Inst # 1997-26882

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

This Deed is made and by and between VICKI C. WALKER, a married woman, hereinafter called "Grantor," and HARTWELL DAVIS, JR. and MARTHA P. DAVIS, husband and wife, hereinafter collectively called "Grantees".

The Grantor, for and in consideration of One Hundred Ninety-Five Thousand and No/100 Dollars (\$195,000.00) 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 to the Grantees, as joint tenants with rights of survivorship, the following described real estate located in Shelby County, Alabama to-wit:

Unit 21, as shown on the Amended Map of Pumpkin Hollow - A Condominium, as recorded in Map Book 18, pages 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 Instrument #1994-04159, as further amended by second Amended and Restated Declaration of Condominium, which is recorded as Instrument #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 Instrument #1994-04159, as further amended by Second Amended and Restated Declaration of Condominium, which is recorded as Instrument #1994-10609, subject to dilution provisions set forth in Article VI, Item 4, and Article XXI of said amended declaration of condominium. Situated in Shelby County, Alabama.

The above-described property does not constitute the homestead of Grantor.

352287/59/9999-9999

08/22/1997-26882
10:55 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
004 MCD 211.00

SUBJECT TO:

1. Taxes for 1997 which are a lien, but not due and payable until October 1, 1997.
2. Transmission line permits to Alabama Power Company as recorded in Deed Book 208, pages 572 and 593, in the Probate Office of Shelby County, Alabama (as to that portion of caption lands lying in Sections 17 and 18, Township 18 South, Range 2 East).
3. Easement to Alabama Power Company as recorded in Deed Book 82, page 156, in said Probate Office (as to that portion of caption lands lying in Sections 19 and 20, Township 18 South, Range 2 East).
4. Title to minerals underlying caption land situated in the E $\frac{1}{2}$ of SE $\frac{1}{4}$, and SW $\frac{1}{4}$ of SE $\frac{1}{4}$, Section 17, Township 18 South, Range 2 East, as reserved in Deed Book 25, page 455, in said Probate Office.
5. Title to minerals underling 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 said Probate Office.
6. 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.
7. Right of way to Southern Bell Telephone & Telegraph Company, as recited in Deed Book 90, page 345, in said Probate Office.
8. Title to minerals underlying the N $\frac{1}{2}$ of SW $\frac{1}{4}$ of NE $\frac{1}{4}$, Section 19, Township 18 South, Range 2 East, as reserved in Real Record 213, page 977, in said Probate Office.
9. Easement to Shelby County as recorded in Real Record 177, page 566, as to the SE $\frac{1}{4}$ of SE $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 18, Township 18 South, Range 2 East, in Probate Office.
10. Transmission line permits to Alabama Power Company, as recorded in Deed Book 208, page 593, as to the NW $\frac{1}{4}$ of SE $\frac{1}{4}$ of NE $\frac{1}{4}$, Section 19, Township 18 South, Range 2 East, in said Probate Office.

11. Title to minerals underlying caption lands with mining rights and privileges belonging thereto, as reserved in Real Record 244, page 65, in said Probate Office.
12. 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, in said Probate Office.
13. Easements as shown on all recorded maps of Pumpkin Hollow - A Condominium, as last amended.
14. The rights of upstream and downstream riparian owners with respect to Pumpkin Hollow Lake.

TO HAVE AND TO HOLD to the said Grantees, as joint tenants with rights of survivorship, their respective heirs and assigns forever.

And Grantor does for itself and its successors and assigns covenant with the said Grantees, their respective 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 respective heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Vicki C. Walker has executed this conveyance, on this the 11th day of, August, 1997

Vicki C. Walker
VICKI C. WALKER

ACKNOWLEDGEMENT

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Vicki C. Walker, 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 date the same bears date.

Given under my hand and official seal, this the 11th day of August, 1997

Andrea C. Captaen
NOTARY PUBLIC
My Commission Expires: July 2, 2000

This instrument prepared by:
Mark L. Drew, Esq.
MAYNARD, COOPER & GALE, P.C.
1901 Sixth Avenue North
Suite 2400
Birmingham, Alabama 35203
(205) 254-1000

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