

This instrument was prepared by

Send Tax Notice To: GREGORY R. KEYES

(Name) GENE W. GRAY, JR.

name

UNIT 1 PUMPKIN HOLLOW

address

(Address) 2100 SOUTHBRIDGE PARKWAY, #638
BIRMINGHAM, ALABAMA 35209

STERRET, ALABAMA 35147

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

Jefferson COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TWO HUNDRED TWENTY SIX THOUSAND FIVE HUNDRED AND NO/100-----
DOLLARS (\$226,500.00)
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
ALICE H. SCHLEUSNER a married person

(herein referred to as grantors) do grant, bargain, sell and convey unto GREGORY R. KEYES AND WIFE, REBECCA B. KEYES

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in

SHELBY

County, Alabama to-wit:

THE PROPERTY CONVEYED BY THIS INSTRUMENT IS DESCRIBED ON EXHIBIT 'A' ATTACHED
HERETO, MADE A PART HEREOF AND INCORPORATED HEREIN FOR ALL PURPOSES.

\$110,500.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE
LOAN.

THE PROPERTY CONVEYED IS NOT THE HOMESTEAD OF THE GRANTOR NOR HER SPOUSE.

03/06/1998-07793
09:29 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 127.00

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever: it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators 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, I have hereunto set my hand(s) and seal(s), this 23rd
day of February, 1998.

(Seal)


ALICE H. SCHLEUSNER

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

General Acknowledgment

Jefferson COUNTY

I, GENE W. GRAY, JR., a Notary Public in and for said County, in said State, hereby certify that
ALICE H. SCHLEUSNER
whose name(s) 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 23rd day of February, A.D., 1998

GENE W. GRAY, JR.

Notary Public

Unit No. 1, as shown on the Resurvey of Pumpkin Hollow - A Condominium, as recorded in Map Book 18, page 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 124, 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 124, 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 XII, of said amended declaration of condominium. Situated in Shelby County, Alabama.

Subject to:

Advalorem taxes due October 1, 1998 and thereafter.

Transmission line permits to Alabama Power Company as recorded in Deed Book 208, pages 572 and 593, in Probate Office as to that portion of caption lands lying in Sections 17 and 18, Township 18 South, Range 2 East.

Easements to Alabama Power Company as recorded in Deed Book 82, page 156 and Instrument #1994/29780 as to that portion of caption lands lying in Sections 19 and 20, Township 18 South, Range 2 East.

Title to minerals underlying caption lands situated in the E 1/2 of SE 1/4, and SE 1/4 of SE 1/4, Section 17, Township 18 South, Range 2 East, as reserved in Deed Book 25, page 445, in the Probate Office.

Title to minerals underlying a portion of caption lands as reserved in deed from Champion International Corporation, to Charlotte M. Fox, recorded in Real Record 123, page 278, and Deed Book 356 & page 667, in the Probate Office.

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.

Right of way to Southern Bell Telephone & Telegraph Company, as recited in Deed Book 90, page 345, in the Probate Office.

Title to mineral underlying the E 1/2 of SE 1/4 of NE 1/4, Section 19, Township 18 South, Range 2 East, as reserved in Real Record 211, page 777, in Probate Office.

Easement to Shelby County as recorded in Real Record in Real Record 177, page 566, as to the SE 1/4 of SE 1/4 of SE 1/4, Section 18, Township 18 South, Range 2 East, in Probate Office.

Transmission line permits to Alabama Power Company as recorded in Deed Book 208, page 593, as to the NW 1/4 of SE 1/4 of NE 1/4, Section 19, Township 18 South, Range 2 East, in Probate Office.

Title to minerals underlying caption lands with mining rights and privileges belonging thereto, as reserved in Real Record 244, page 65, in Probate Office.

Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney and limitation on title created by the Alabama Condominium Ownership Act, Sections 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 124, 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 124, page 16, at page 661; and the Bylaws of Pumpkin Hollow Association, Inc., as recorded in Real Record 124, page 16, at page 50, and Amended and Restated By-Laws of Pumpkin Hollow Association, Inc., as recorded as Instrument #1994/04160, and in any allied instrument referred to in any of the instruments aforesaid.

Easements as shown on all recorded maps of Pumpkin Hollow - A Condominium, as last amended.



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