

This Instrument Prepared By:
Jerome K. Lanning
Johnston, Barton, Proctor & Powell
2900 AmSouth/Harbert Plaza
1901 Sixth Avenue North
Birmingham, Alabama 35203-2618

Send Tax Notice To:
Benny M. and Anne B. LaRussa, Sr.
2960 Shook Hill Parkway
Birmingham, Alabama 35223

Inst # 1998-31109

WARRANTY DEED

STATE OF ALABAMA)
)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

This Deed is made by and between John G. LaRussa and Debbie M. LaRussa, husband and wife, hereinafter called "Grantors" and Benny M. LaRussa, Sr. and Anne B. LaRussa, husband and wife, herein called "Grantees", as tenants in common.

Grantors, for and in consideration of One Hundred Fifty Thousand Dollars (\$150,000.00) and other good and valuable consideration, in hand paid by the Grantees, the receipt of which is hereby acknowledged, do hereby grant, bargain, convey and sell to Grantees, the following described real estate located in Shelby County, Alabama to-wit:

Unit No. 34, 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 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.

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08/12/1998-31109
10:44 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
004 KEL 166.00

SUBJECT TO:

1. Transmission line permits to Alabama Power Company as recorded in Deed Book 208, pages 572, in Probate Office as to that portion of caption lands lying in Sections 17 and 18, Township 18 South, Range 2 East.
2. Easement to Alabama Power Company as recorded in Deed Book 82, page 156 and instrument no. 1994-29780 as to that portion of caption lands lying in Sections 19 and 20, Township 18 South, Range 2 East.
3. Title to minerals underlying caption lands situated in the E 1/2 of SE 1/4, and SW 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 of Shelby County, Alabama.
4. Title to minerals underlying 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.
5. 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.
6. Right of way to Southern Bell Telephone & Telegraph Company, as recited in Deed Book 90, page 345, in said Probate Office.
7. Title to minerals underlying the N 1/2 of SW 1/4 of NE 1/4, Section 19, Township 18 South, Range 2 East, as reserved in Real Record 213, page 977, in said Probate Office.
8. Easement to Shelby County as recorded 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 said Probate Office.
9. 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 said Probate Office.
10. 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.
11. 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, and in any allied instrument referred to in any of the instruments aforesaid.

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

13. Easement to Alabama Power Company recorded in Instrument No. 1995-12827 in said Probate Office.

14. Easement to Alabama Power Company and South Central Bell recorded in Instrument No. 1995-1628 in said Probate Office.

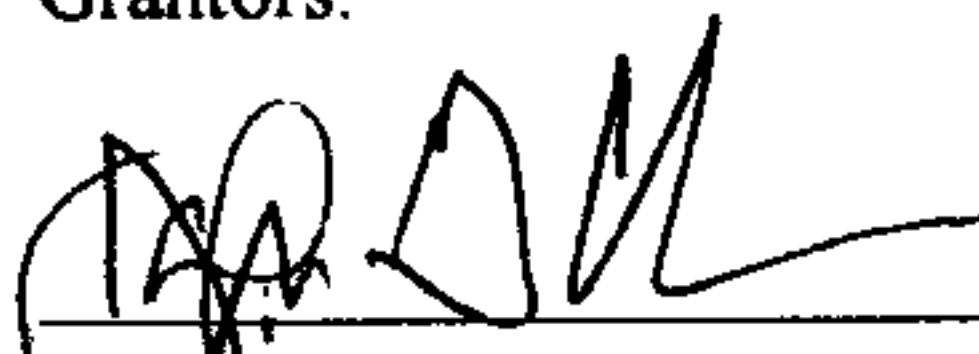
15. Taxes for 1998 and subsequent years.

TO HAVE AND TO HOLD to the said Grantees, and their heirs and assigns, forever.

And Grantors do for themselves, and their heirs and assigns, covenant with the Grantees, and their heirs and assigns, that they are lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs and assigns shall, warrant and defend the same to the Grantees and their heirs and assigns, forever, against the lawful claims of all persons.

4TH IN WITNESS WHEREOF, Grantors have executed and delivered this Deed, on this the 4 day of August, 1998.

Grantors:


John G. LaRussa


Debbie M. LaRussa

STATE OF ALABAMA)

COUNTY OF _____)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that John G. LaRussa and Debbie M. LaRussa, as husband and wife, whose names are signed to the foregoing conveyance, and who are known to me, acknowledge before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears dated.

Given under my hand and official seal this 4th day of August, 1998.

Jane K. Lamm
Notary Public

My Commission Expires: 4/29/2000

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