


This instrument was prepared by:
(Name) DAVID F. OVSON, LLC
(Address) 1130 South 22nd Street
Birmingham, Alabama 35205

Send Tax Notice To: Jan J. Ehrhardt
name
3829 Knollwood Drive
address
Birmingham, AL 35243

WARRANTY DEED-

STATE OF ALABAMA }
Jefferson COUNTY } KNOW ALL MEN BY THESE PRESENTS:


20040915000513080 Pg 1/2 319.00
Shelby Cnty Judge of Probate, AL
09/15/2004 12:14:00 FILED/CERTIFIED

That in consideration of THREE HUNDRED FIVE THOUSAND AND NO/100-----
-----DOLLARS (\$305,000.00)
to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I
or we, William W. Goodrich and wife, Frances G. Goodrich

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Jan J. Ehrhardt

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama,
to-wit:

See Exhibit "A" Attached Hereto and Incorporated Herein by Reference.

- SUBJECT TO:
1. Ad valorem taxes for the year 2004, which are a lien, but not yet due and payable until October 1, 2004.
 2. Easements, rights-of-ways, restrictions, conditions and covenants of record.

TO HAVE AND HOLD to the said grantee, his, her or their heirs and assigns forever.

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 person.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal (s), this 9th
day of September, 2004

_____(Seal) William W. Goodrich (Seal)
_____(Seal) Frances G. Goodrich (Seal)
_____(Seal) _____ (Seal)

STATE OF ALABAMA }
Jefferson COUNTY } General Acknowledgment

I, David F. Ovson, a Notary Public in and for the said County, in said State, hereby certify that
William W. Goodrich and wife, Frances G. Goodrich
whose name(s) are signed to the foregoing conveyance, and who are known to me, acknowledged 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 date.

Given under my hands and official seal this 9th day of September A.D., 2004
David F. Ovson Notary Public

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Aug 27, 2008
BONDED THRU NOTARY PUBLIC UNDERWRITERS

Unit No. 2, 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 Inst. #1994-04159, as further amended by Second Amended and Restated Declaration of Condominium which is recorded in Inst. #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 Inst. #1994-04159 as further amended by Second Amended and Restated Declaration of Condominium, which is recorded in Inst. #1994-10609, subject to dilution provisions set forth in Article VI, item 4, and Article XXI, of said amended declaration of condominium.