


Purchase Price \$435,000.00
Initial amount of mortgage \$700,000.00


20070702000308730 1/4 \$21.00
Shelby Cnty Judge of Probate, AL
07/02/2007 09:40:58AM FILED/CERT

SEND TAX NOTICES TO:
Andrew L. and Laura D. Sink
3412 Sherwood Road
Birmingham, AL 35223

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

This Deed is made by and between Pumpkin Hollow Development Corp., an Alabama corporation, hereinafter called "Grantor," and Andrew L. Sink and wife Laura D. Sink, herein called "Grantees."

The Grantor, for and in consideration of Four Hundred Thirty Five Thousand Dollars (\$435,000.00) 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 Grantees, as joint tenants with the right of survivorship, the following described real estate located in Shelby County, Alabama to-wit:

Unit No. 16-A, as shown on Pumpkin Hollow Resurvey of Lots 15, 16 and 17, said Resurvey being recorded in Map Book 37, Page 54, 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 in 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.

SUBJECT TO:

1. Taxes due in the year 2007 and subsequent years.

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Inst Commencement

69362546-01

2. Riparian rights and rights of others in and to the use of Pumpkin Hollow Lake bordering subject property.
3. Transmission line permits to Alabama Power Company as recorded in Deed Book 208, pages 572 and 593 (as to that portion of caption lands lying in Sections 17 and 18, Township 18 South, Range 2 East).
4. Easement to Alabama Power Company as recorded in Deed Book 82, page 156 (as to that portion of caption lands lying in Sections 19 and 20, Township 18, Range 2 East).
5. Title to all minerals underlying caption lands situated in the East 1/2 of Southeast 1/4, and Southwest 1/4 of Southeast 1/4, Section 17, Township 18 South, Range 2 East, as reserved in Deed Book 25, page 445.
6. Title to minerals underlying 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.
7. 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.
8. Right of way to Southern Bell Telephone & Telegraph Company as recited in Deed Book 90, page 345.
9. Title to all minerals underlying the North 1/2 of Southwest 1/4 of Northeast 1/4, Section 19, Township 18 South, Range 2 East, as reserved in Deed Book 213, page 977.
10. Easement to Shelby County as recorded in Real Record 177, page 566, as to the Southeast 1/4 of Southeast 1/4 of Southeast 1/4, Section 18, Township 18 South, Range 2 East.
11. Transmission line permits to Alabama Power Company as recorded in Deed Book 208, page 593, as to the Northwest 1/4 of Southeast 1/4 of Northeast 1/4, Section 19, Township 18 South, Range 2 East.
12. Title to minerals underlying caption lands with mining rights and privileges belonging thereto, as reserved in Real Record 244, page 65.
13. Covenants, conditions, restrictions, reservations, easements, liens for easements, options, powers of attorney and limitations 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 and further amended by Third Amended and Restated Declaration of Condominium recorded in Instrument #2002-547150; 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 any instrument creating the Estate of Interest insured by this commitment; and in any allied instrument referred to in any of the instruments aforesaid.

14. Easements as shown on all recorded maps of Pumpkin Hollow - a Condominium, as last amended.
15. Rights of parties in possession, encroachments, overlaps, overhangs, unrecorded easements, violated restrictive covenants, deficiency in quantity of ground, or any matters, not of record, which would be disclosed by an accurate survey and inspection of the premises.
16. Any prior reservation or conveyance, together with release of damages, of minerals of every kind and character, including, but not limited to oil, gas, sand, limestone, and gravel in, on, and under subject property.
17. Amendment to Amended and Restated By-Laws as recorded in Instrument # 20060424000189890.
18. Agreement between Pumpkin Hollow Development Corp. and Mary F. Roensch and Mary Allison Roensch, dated 7-11-06 and recorded in Instrument #20060720000351480.
19. Access Agreement to Roensch Farms as recorded in Instrument #20060720000351490.

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

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

IN WITNESS WHEREOF, Pumpkin Hollow Development Corp. has caused this conveyance to be signed by and through its President, Mary F. Roensch, who is authorized to execute this conveyance, on this the 25th day of MAY, 2007.

PUMPKIN HOLLOW DEVELOPMENT CORP.
an Alabama corporation

By: Mary F. Roensch
MARY F. ROENSCH, Its President

ACKNOWLEDGMENT

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said 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 the 25th day of May, 2007.

Laura J. Knight
NOTARY PUBLIC
My Commission Expires: 3/9/2011

This conveyance was prepared by: Thomas A. Ritchie, Attorney, LLC, 312 North 23rd Street, Birmingham, Alabama, 35203.