

THIS DEED PREPARED WITHOUT BENEFIT OF A TITLE SEARCH OR SURVEY

STATE OF ALABAMA)
SHELBY COUNTY)

**STATUTORY WARRANTY DEED
FOR CONVEYANCE OF COMMON
ELEMENTS**

KNOW ALL MEN BY THESE PRESENTS that in consideration of Ten and no/100 Dollars (\$10.00) to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, **BLACK JACK TIMBER, LLC**, an Alabama limited liability company (herein referred to as "Grantor"), grants, bargains, sells and conveys an undivided 1/38 interest unto **Still Hunter, Jr.**; an undivided 1/38 interest unto **Thomas A. Ritchie**; an undivided 1/38 interest unto **Stewart M. Dansby**; an undivided 1/38 interest unto **Patricia L. Hiden**; an undivided 1/38 interest unto **Carolyn S. Ratliff**; an undivided 1/38 interest unto **Barry Morton and wife, Catherine B. Morton, as joint tenants with right of survivorship**; an undivided 1/38 interest unto **Hartwell Davis, Jr. and wife, Martha P. Davis, as joint tenants with right of survivorship**; an undivided 1/38 interest unto **Cynthia T. Harsh**; an undivided 1/38 interest unto **Carl E. Johnson**; an undivided 1/38 interest unto **Gregory R. Keyes and wife, Rebecca B. Keyes, as joint tenants with right of survivorship**; an undivided 1/38 interest unto **Lee Weathers**; an undivided 1/38 interest unto **John C. Cadden**; an undivided 1/38 interest unto **Victor E. Nichol and wife, Janis P. Nichol, as joint tenants with right of survivorship**; an undivided 1/38 interest unto **Benny M. LaRussa, Sr. and wife, Anne B. LaRussa, as tenants in common**; an undivided 1/38 interest unto **Francis H. Crockard, Jr.**; an undivided 1/38 interest unto **Richard A. Pizitz**; an undivided 1/38 interest unto **Wayne N. Hoar and wife, Kathryn J. Hoar, as joint tenants with right of survivorship**; an undivided 1/38 interest unto **Valerie T. Sarver**; an undivided 1/38 interest unto **Frank G. Mapes and wife, Leslie O. Mapes, as joint tenants with right of survivorship**; an undivided 1/38 interest unto **Camelia G. Becker**; an undivided 1/38 interest unto **Paulette Logan Haywood**; an undivided 1/38 interest unto **Andrew L. Sink and wife, Laura D. Sink, as joint tenants with right of survivorship**; an undivided 1/38 interest unto **Kimberly P. Luttrell**; an undivided 1/38 interest unto **Jan J. Ehrhardt**; an undivided 1/38 interest unto **John P. Scott, Jr. and wife, Mary H. Scott, as joint tenants with right of survivorship**; an undivided 1/38 interest unto **Joseph B. LaRussa and wife, Cornelia B. LaRussa, as co-tenants in common for life with a cross-contingent remainder**; an undivided 1/38 interest unto **Thomas A. Wilson, Jr. and wife Lynn F. Wilson, as joint tenants with right of survivorship**; an undivided 2/38 interest unto **G. Garry Ard and wife, Katherine L. Ard, as joint tenants with right of survivorship**; an undivided 2/38 interest unto **Nan C. Broughton**; an undivided 4/38 interest unto **Mary F. Roensch**; and an undivided 3/38 interest unto **Pumpkin Hollow Development Corp.** (herein referred to as "Grantees"), the following described real estate, situated in Shelby County, Alabama to wit:

A Parcel of land situated in the SW 1/4 of the NE 1/4 of Section 19, Township 18 South, Range 2 East, Shelby County, Alabama and being more particularly described as follows:

Commence at the SE Corner of the SW 1/4 of the NE 1/4 of said Section 19, thence N01°13'57"W, a distance of 443.36 feet to the POINT OF BEGINNING; thence N 84°33'39"W, a distance of 256.81 feet to the easterly right of way line of Shelby County Hwy. 55 (60' ROW); thence N34°19'16"E along said right of way, a distance of 264.24 feet; thence S84°33'39"E and leaving said right of way, a distance of 112.16 feet; thence S01°13'57"W, a distance of 232.00 feet to the POINT OF BEGINNING.

Containing 0.98 acres, more or less

It is intended that Grantor convey 100% of the undivided interests of the property described above, in the aggregate, as common elements to the unit owners of record in Pumpkin Hollow – A Condominium, 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, in the Office of the Judge of Probate of Shelby County, Alabama.

TOGETHER WITH all improvements thereon and appurtenances thereto belonging or in anywise appertaining, and all right, title and interest of Grantor in and to any and all roads, alleys and ways bounding said property.

SUBJECT TO AND EXCEPT FOR:

1. Ad valorem taxes for the current tax year, a lien but not yet due and payable.
2. Any and all previous reservations or conveyances, if any, of oil, gas and other minerals in, on and under said real property, together with all rights in connection therewith; all recorded mortgages, if any; all recorded encumbrances, if any; recorded or unrecorded easements, liens, restrictions, covenants, declarations, reservations, limitations, conditions, set-back lines, rights-of-way, regulations, and other matters of record in the Probate Office of Shelby County, Alabama; any rights of parties in possession; any encroachments, overhangs, deficiencies in quantity of land, discrepancies as to boundary lines, overlaps, etc., which would be disclosed by a true and accurate survey of the property conveyed herein; and all recorded or unrecorded leases affecting said property, if any.

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

The Grantor hereby covenants and agrees with Grantees, their heirs, executors and assigns, that the Grantor, its successors and assigns, will warrant and defend the above described Real Estate against the lawful claims (unless otherwise noted above) of all persons claiming by, through, or under the Grantor, but not further or otherwise.

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IN WITNESS WHEREOF, the undersigned has hereunto set his hand and seal, this 24th
day of October, 2007.

Black Jack Timber, LLC, an Alabama limited liability
company

By: Pumpkin Hollow Association, Inc., a not-for-
profit corporation

Its: Sole Member

By: [Signature]
Name: Lee Weathers
Title: Managing Member

STATE OF ALABAMA)
COUNTY OF Jefferson)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Lee Weathers** whose name as the Managing Member of Pumpkin Hollow Association, Inc. which is the sole member of **Black Jack Timber, LLC**, an Alabama limited liability company, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he/she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation as the sole member of said limited liability company.

Given under my hand this 24th day of October, 2007.

[Signature]
Notary Public
My Commission Expires: 10-26-08

THIS INSTRUMENT PREPARED BY:

Tom A. Ansley
Sirote & Permutt, P.C.
2311 Highland Avenue South
Birmingham, AL 35205
(205) 930-5300

**FOR PROPERTY TAX PURPOSES, THE PROPERTY SHOULD BE ASSESSED IN THE NAME
PUMPKIN HOLLOW ASSOCIATION, INC., AS PART OF THE COMMON ELEMENTS, AND
THE TAX BILL SHOULD BE SENT TO:**

Pumpkin Hollow Association, Inc.
c/o Mary F. Roensch
18274 Highway 55
Sterrett, Alabama 35147