

SEND TAX NOTICES TO:
R. Donald and Anne S. Plosser
4027 Montevallo Road
Birmingham, AL 35213

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 R. Donald Plosser and wife Anne S. Plosser, herein called "Grantees."

The Grantor, for and in consideration of Three Hundred Ninety Thousand Dollars (\$390,000.00) 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 the Grantees, as joint tenants with the right of survivorship, the following described real estate located in Shelby County, Alabama to-wit:

Unit No. 14, as shown on the Amended Map of Pumpkin Hollow - A Condominium, as recorded in Map Book 18, pages 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, and further amended by Third Amended and Restated Declaration of Condominium, which is recorded in Instrument No. 2002-547150 and further amended by Fourth Amended and Restated Declaration of Condominium, which is recorded as Instrument No. 20050907000462110 further amended by Fifth Amended and Restated Declaration of Condominium, which is recorded as Instrument No. 2006042400189880 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, and further amended by Third Amended and Restated Declaration of Condominium, which is recorded in Instrument No. 2002-547150 and

further amended by Fourth Amended and Restated Declaration of Condominium, which is recorded as Instrument No. 20050907000462110 further amended by Fifth Amended and Restated Declaration of Condominium, which is recorded as Instrument No. 2006042400189880 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 of 2009, a lien, but not payable, until October 1, 2009.
2. 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 South, Range 2 East.
3. Easement for 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.
4. 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 455, in Probate Office.
5. 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, in Probate Office.
6. 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.
7. Right of way to Southern Bell Telephone & Telegraph Company as recited in Deed Book 90, page 345, in Probate Office.
8. 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, in Probate Office.
9. Easement to Shelby County as recorded in Real Record 177, page 566, as to the Southeast 1/4 of Southeast 1/4, Section 18, Township 18 South, Range 2 East, in Probate Office.

10. 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, in Probate Office.
11. Title to minerals underlying caption lands with mining rights and privileges belonging thereto, as reserved in Real Record 244, page 65, in Probate Office.
12. 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 and further amended by Fourth Amended and Restated Declaration of Condominium, which is recorded as Instrument No. 20050907000462110 further amended by Fifth Amended and Restated Declaration of Condominium, which is recorded as Instrument No. 2006042400189880 subject to 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 amended By-Laws in Instrument No. 20060424000189890 and in any allied instrument referred to in any of the instruments aforesaid.
13. Easements as shown on all recorded maps of Pumpkin Hollow - a Condominium as last amended.
14. The rights of upstream and downstream riparian owners with respect to Pumpkin Hollow Lake, bordering subject.
15. 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.
16. Agreement of Association Development & Roensch as set forth in Instrument No. 20060720000351480.

17. Access Agreement Roensch Farm as set forth in Instrument No. 20060720000351490.
18. Conservation Easement and Declaration of Restrictions and Covenants as set forth in Instrument No. 200712280000582200.

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 16th day of October, 2008.

PUMPKIN HOLLOW DEVELOPMENT CORP.
an Alabama corporation

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

Shelby County, AL 10/24/2008
State of Alabama

Deed Tax: \$390.00

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 16th day of October, 2008.

Thomas A. Ritchie

NOTARY PUBLIC

My Commission Expires: 1-10-11

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



20081024000417090 5/5 \$413.00
Shelby Cnty Judge of Probate, AL
10/24/2008 02:11:09PM FILED/CERT