

**THIS DEED WAS PREPARED WITHOUT BENEFIT OF A TITLE SEARCH OR SURVEY  
AND WITH LEGAL DESCRIPTION PROVIDED BY GRANTORS.  
NO REPRESENTATIONS CONCERNING TITLE OR THE ACCURACY OF THE LEGAL  
DESCRIPTION ARE MADE BY THE PREPARER OF THIS INSTRUMENT.**

STATE OF ALABAMA       )  
                                  )  
COUNTY OF SHELBY     )

Send Tax Notice to:  
Rebecca B. Keyes  
3016 Briarcliff Road  
Birmingham, Alabama 35223-1303

**STATUTORY WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS**, that for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to the Grantors herein, in hand paid by the Grantee herein, the receipt and sufficiency of which are hereby acknowledged, the undersigned,

**GREGORY R. KEYES and wife, REBECCA B. KEYES,**  
whose mailing address is **3016 Briarcliff Road, Birmingham, Alabama 35223-1303,**

(herein referred to collectively as the "Grantors"), do by these presents **GRANT, BARGAIN, SELL and CONVEY** unto

**REBECCA B. KEYES,**  
whose mailing address is **3016 Briarcliff Road, Birmingham, Alabama 35223-1303,**

(herein referred to as "Grantee"), the following described real property situated in Shelby County, Alabama [having a property address of **Pumpkin Hollow Road, Sterrett, Alabama 35147, and an Assessor's Market Value of \$590,910.00, as can be verified by the records of the Shelby County, Alabama Property Tax Commissioner (Parcel No. 05 4 20 0 000 001.030)**], to-wit:

**SEE EXHIBIT "A" ATTACHED HERETO AND  
MADE A PART HEREOF FOR LEGAL DESCRIPTION**

**TOGETHER WITH ALL AND SINGULAR** the rights, members, privileges, improvements, hereditaments, tenements and appurtenances thereto belonging or in anywise appertaining and all right, title and interest of Grantors in and to any and all roads, alleys and ways bounding said premises.

**This conveyance is made subject to the following:**

1. Taxes for the current and subsequent years which are 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; the rights of upstream and downstream riparian owners with respect to Pumpkin Hollow Lake, bordering said real property; all recorded or unrecorded leases affecting said real property, if any; any rights of parties in

possession; and 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 real property conveyed herein.

**TO HAVE AND TO HOLD** to the said Grantee, and to the heirs, administrators and assigns of the Grantee, in fee simple forever.


**NOTE:** Rebecca B. Keyes, one of the Grantors, is also the Grantee herein. The property herein conveyed is NOT the homestead of the Grantors. This conveyance is made solely in order to change the manner in which title to the property herein conveyed is held for the purposes of estate planning of the parties.

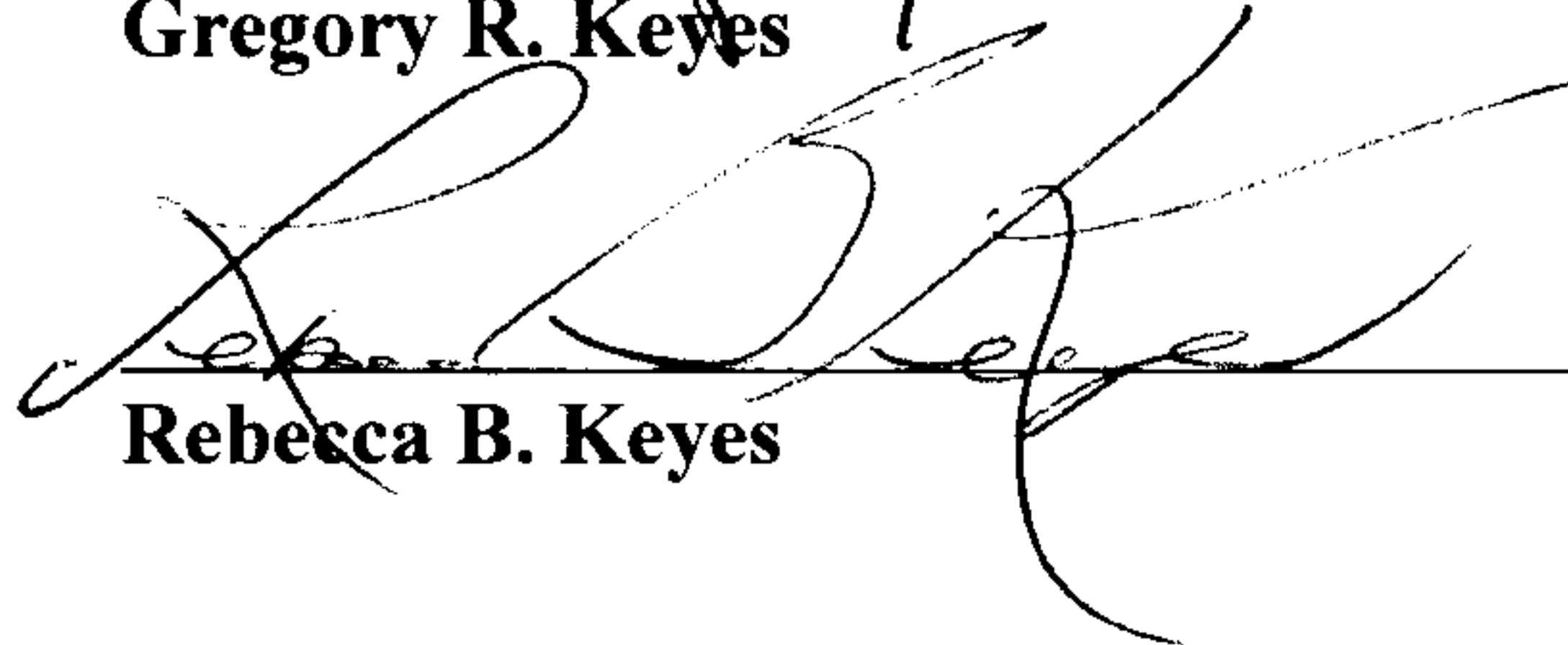
**IN WITNESS WHEREOF**, the said Grantors have hereunto set Grantors' hands and seals on this the 1<sup>st</sup> day of November, 2013.



20131112000445680 2/3 \$315.50  
Shelby Cnty Judge of Probate, AL  
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**"Grantors"**

  
\_\_\_\_\_  
**Gregory R. Keyes**

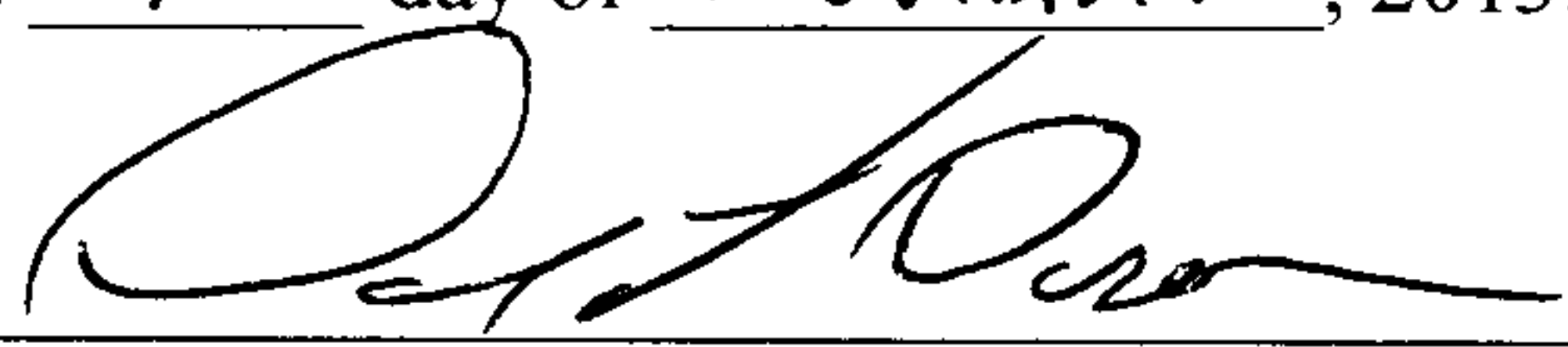
  
\_\_\_\_\_  
**Rebecca B. Keyes**

STATE OF ALABAMA     )  
  )  
COUNTY OF JEFFERSON     )

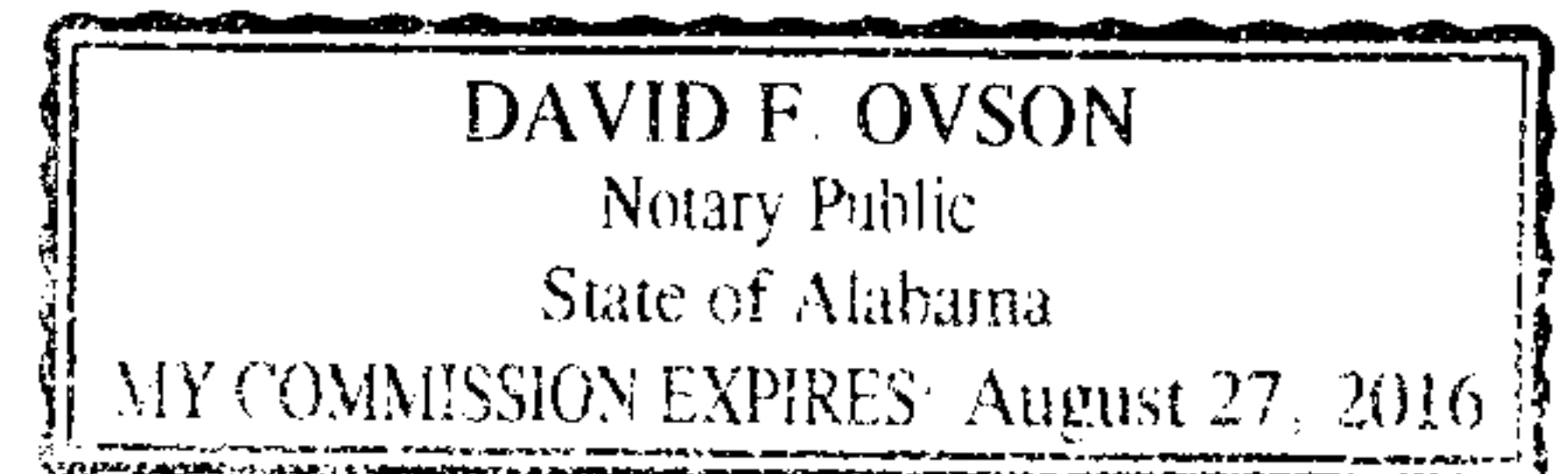
I, the undersigned authority, a Notary Public in and for said county in said state, hereby certify that Gregory R. Keyes and Rebecca B. Keyes, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of said conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 1<sup>st</sup> day of November, 2013.

{ SEAL }

  
\_\_\_\_\_  
Notary Public  
My Commission Expires: \_\_\_\_\_

**This instrument prepared by:**  
Craig M. Stephens, Esq.  
Sirote & Permutt, P.C.  
2311 Highland Avenue South (35205)  
P.O. Box 55727  
Birmingham, Alabama 35255-5727





## EXHIBIT "A"

### LEGAL DESCRIPTION


Unit No. 1, 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. Situated in Shelby County, Alabama.

TOGETHER WITH all of the Grantors' undivided 1/38 interest in and to the following described land conveyed, 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, by Black Jack Timber, LLC, by Statutory Warranty Deed for Conveyance of Common Elements dated October 24, 2007, and filed for record on October 29, 2007, in Document No. 20071029000498030 in the Probate Office of Shelby County, Alabama:

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 N84°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.

SUBJECT TO Conservation Easement and Declaration of Restrictions and Covenants dated December 11, 2007, and filed for record on December 28, 2007, in Document No. 20071228000582200 in the Probate Office of Shelby County, Alabama.

  
20131112000445680 3/3 \$315.50  
Shelby Cnty Judge of Probate, AL  
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