

This Instrument was Prepared by:

Send Tax Notice To: C. David Eldridge
Joyce Eldridge

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

1132 Dunnivant Place
Birmingham, AL 35242

File No.: S-17-23674

WARRANTY DEED JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Two Hundred Thousand Dollars and No Cents (\$200,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Pumpkin Hollow Development Corp., an Alabama corporation**, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **C. David Eldridge and Joyce Eldridge**, (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

Property may be subject to taxes for 2017 and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

\$0.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

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, I (we) have hereunto set my (our) hand(s) and seal(s) this the 20th day of March, 2017.

Pumpkin Hollow Development Corp., an Alabama corporation

By: Mary F. Roensch
As: President

20170322000095760 1/3 \$221.00
Shelby Cnty Judge of Probate, AL
03/22/2017 12:35:20 PM FILED/CERT

Shelby County, AL 03/22/2017
State of Alabama
Deed Tax: \$200.00

State of Alabama

County of Shelby

I, Mike T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Mary F. Roensch as President of Pumpkin Hollow Development Corp., an Alabama corporation, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 20th day of March, 2017.

Mike T. Atchison
Notary Public, State of Alabama
Mike T. Atchison
My Commission Expires: September 22, 2020

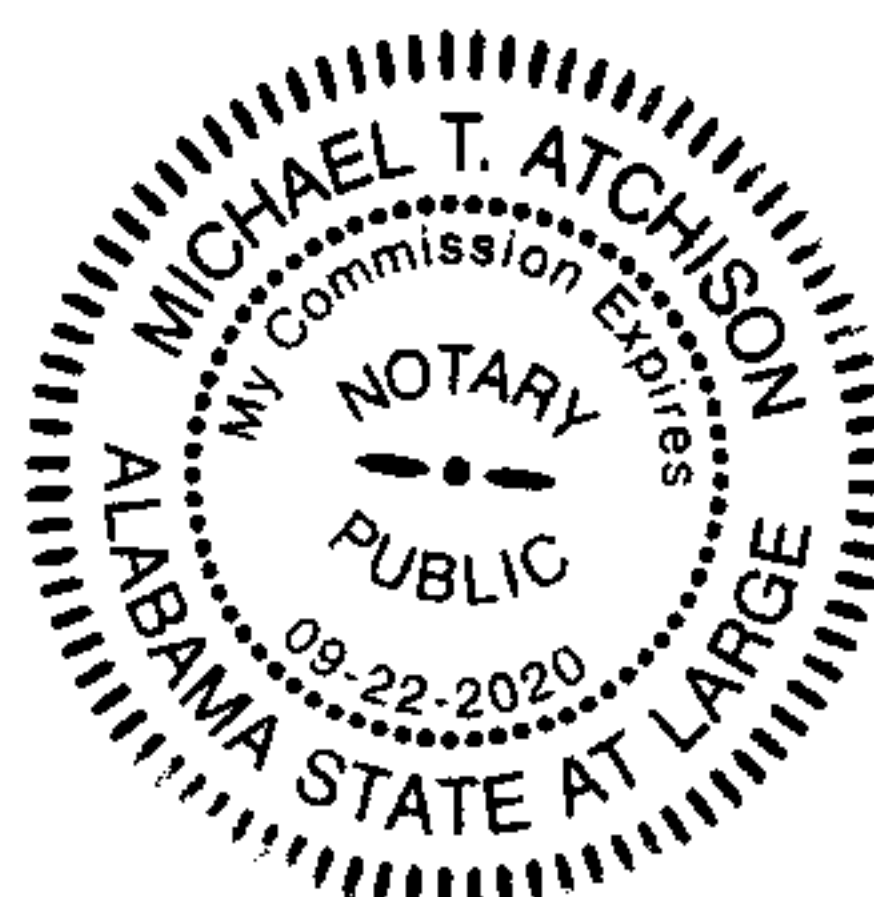



EXHIBIT "A"
LEGAL DESCRIPTION

Unit No. 12-A, 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 and Third Amended and Restated Declaration of Condominium, which is recorded as Instrument #1994-10609, and #20021105000547150, Pages 2 through 34 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, Third, Fourth and Fifth Amended and Restated Declaration of Condominium, which is recorded as Instrument #1994-10609, #20021105000547150, #20050907000462110 and #20060424000189880 subject to dilution provisions set forth in Article VI, Item 4, and Article XXI, of said amended declaration of condominium. Also subject to a Conservation Easement filed as Inst. #20071228000582200 in the Judge of Probate Office of Shelby County, Alabama.

Situated in Shelby County, Alabama.


20170322000095760 2/3 \$221.00
Shelby Cnty Judge of Probate, AL
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Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Pumpkin Hollow Development Corp.,
an Alabama corporation

Mailing Address 18274 Highway 55
Stemeth, AL 35147

Property Address Vincent, AL

Grantee's Name C. David Eldridge
Joyce Eldridge

Mailing Address 1132 Dunavant Place
Birmingham, AL 35242

Date of Sale March 20, 2017
Total Purchase Price \$200,000.00

or
Actual Value _____
or
Assessor's Market Value _____

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> Closing Statement	

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser of the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).


Date March 20, 2017

Print Pumpkin Hollow Development Corp., an Alabama corporation

Sign 
(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)


20170322000095760 3/3 \$221.00
Shelby Cnty Judge of Probate, AL
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Form RT-1