

The property conveyed herein does constitute the Homestead of the Grantor.

This instrument prepared by:

Glenn E. Estess, Jr., Esq.
Wallace, Jordan, Ratliff & Brandt, L.L.C.
800 Shades Creek Parkway, Suite 400
Birmingham, Alabama 35209

Send Tax Notices To:

Robert M. Luttrell
Kimberly P. Luttrell
401 Pumpkin Hollow Road
Sterrett, Alabama 35147

Tax Assessor's Property Value: \$920,880.00
Address of Property: 401 Pumpkin Hollow Road
Sterrett, Alabama 35147
Parcel I.D.: 05-4-20-0-000-001.016
Source of Title: Instrument # 1999-16471

WARRANTY DEED

STATE OF ALABAMA) TITLE NOT EXAMINED
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of Ten and No/100 DOLLARS (\$10.00) and other good and valuable consideration to the undersigned grantor, **KIMBERLY P. LUTTRELL**, a married woman (hereinafter, the "GRANTOR"), whose address is 401 Pumpkin Hollow Road, Sterrett, Alabama 35147, in hand paid by the grantees herein, the receipt and sufficiency of which is hereby acknowledged, the GRANTOR does hereby **GRANT, BARGAIN, SELL AND CONVEY** to **ROBERT M. LUTTRELL** and **KIMBERLY P. LUTTRELL**, as joint tenants with right of survivorship, whose address is 401 Pumpkin Hollow Road, Sterrett, Alabama 35147, (hereinafter, collectively the "GRANTEES"), all of the interest in the following described real estate situated in Shelby County, Alabama, to-wit:

Unit No. 15, 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.

Subject To:

1. Ad valorem taxes for 2023 and subsequent years not yet due and payable.
2. Any and all restrictions, reservations, conditions, and easements of record.
3. Any minerals or mineral rights, together with release of damages, excepted.
4. 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.
5. Easement to Alabama Power Company as recorded in Deed Book 82, page 156 and instrument no. 1994-29780 as to that portion of caption lands lying in Sections 19 and 20, Township 18 South, Range 2 East.
6. Title to minerals underlying caption lands situated in the E 1/2 of SE 1/4, and SW 1/4 of SE 1/4, Section 17, Township 18 South, Range 2 East, as reserved in Deed Book 25, page 455, in Probate Office.
7. 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.
8. 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.
 9. Right of way to Southern Bell Telephone & Telegraph Company, as recited in Deed Book 90, page 345, in Probate Office.
 10. Title to minerals underlying the N $\frac{1}{2}$ of SW $\frac{1}{4}$ of NE $\frac{1}{4}$, Section 19, Township 18 South, Range 2 East, as reserved in Real Record 213, page 977, in Probate Office.
 11. Easement to Shelby County as recorded in Real Record 177, page 566, as to the SE $\frac{1}{4}$ of SE $\frac{1}{4}$ of SE $\frac{1}{4}$, Section 18, Township 18 South, Range 2 East, in Probate Office.
 12. Transmission line permits to Alabama Power Company as recorded in Deed Book 208, page 593, as to the NW $\frac{1}{4}$ of SE $\frac{1}{4}$ of NE $\frac{1}{4}$, Section 19, Township 18 South, Range 2 East, in Probate Office.
 13. Title to all minerals underlying caption lands with mining rights and privileges belonging thereto, as reserved in Real Record 244, page 65, in Probate Office.
 14. Covenants, conditions, restrictions, reservations, easements, liens for easements, options, powers of attorney and limitation on title created by the Alabama Condominium Ownership Act, Sections 35-8-1 and 35-8A Code of Alabama, 1975, 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; 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, and in any allied instrument referred to in any of the instruments aforesaid.
 15. Easements as shown on all recorded maps of Pumpkin Hollow - A Condominium, as last amended.
 16. Easement to Alabama Power Company recorded in Instrument No. 1995-12827 in Probate Office of Shelby County, Alabama.

17. Easement to Alabama Power Company and Southern Bell Telephone & Telegraph Company recorded in instrument No. 1995-1628 in Probate Office of Jefferson County, Alabama.
18. The rights of upstream and downstream riparian owners with respect to Pumpkin Hollow Lake, bordering subject property.

TO HAVE AND TO HOLD the described premises to said GRANTEES, as joint tenants with right of survivorship, their successors and assigns, forever.

And the GRANTOR does, for herself, her successors and assigns, covenant with the GRANTEES, their successors and assigns, that GRANTOR is lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, except as otherwise noted above; that GRANTOR has a good right to sell and convey the same as aforesaid; that GRANTOR, her successors and assigns shall warrant and defend the same to the GRANTEES, their successors and assigns forever against the lawful claims of all persons.

[Signatures on following page.]

IN WITNESS WHEREOF, GRANTOR has executed this conveyance by setting her signature hereto effective this the 16 day of November, 2023.

GRANTOR:

Kimberly P. Luttrell
Kimberly P. Luttrell

STATE OF ALABAMA)

JEFFERSON COUNTY)

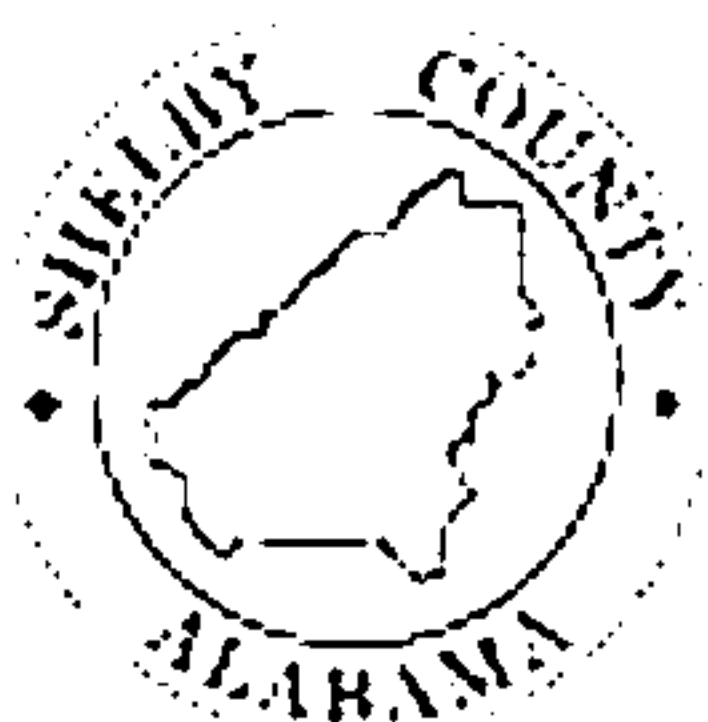
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Kimberly P. Luttrell, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents thereof, she has executed the same voluntarily.

Given under my hand and official seal, this the 16 day of November, 2023.



Amanda Denaburg
Notary Public

My Commission Expires: June 30, 2026



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/16/2023 11:21:48 AM
\$955.00 BRITTANI
20231116000336370

Allie S. Bayl