

This instrument was prepared without examination of title.

Upon recording return this instrument to:

Thomas Alan Ritchie, Jr.
312 23rd Street North
Birmingham, Alabama 35203

For Recording Use Only:

Mail tax notice to:

Thomas Alan Ritchie, Jr.
312 23rd Street North
Birmingham, Alabama 35203

This instrument was prepared by:

Michael M. Partain, Esq.
Attorney at Law
Michael M. Partain, LLC
81 Burnham Street
Birmingham, Alabama 35242

The following information is offered in lieu of submitting
an RT-1 Real Estate Sales Validation Form pursuant to
Ala. Code (1975) §40-22-1

**Grantor's Names and Mailing
Addresses:**

Thomas Alan Ritchie
312 23rd Street North
Birmingham, Alabama 35203

**Grantee's Name and Mailing
Address:**

Thomas Alan Ritchie, Jr.
312 23rd Street North
Birmingham, Alabama 35203

Property Address:

852 Pumpkin Hollow Road
Sterrett, Alabama 35147

Date of Sale:

February 1, 2024

Purchase Price:

\$53,340.00

The purchase price or actual value claimed in this instrument can be verified in the following documentary evidence:

☐ Bill of Sale ☐ Sales Contract ☐ Closing Statement ☐ Appraisal ☒ Other
(Assessed Value)

STATE OF ALABAMA)
COUNTY OF SHELBY)

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 paid to **Thomas Alan Ritchie**, a married adult person (the "Grantor"), the receipt of which is hereby acknowledged, the Grantor does hereby grant, bargain, sell, and convey unto **Thomas Alan Ritchie, Jr.**, an adult person (the "Grantee"), the real estate situated in Shelby County, Alabama, being more particularly described on **EXHIBIT A** attached hereto and made a part hereof (the "Property").

The Property does not constitute the homestead of the Grantor nor the homestead of any spouse of the Grantor.

TOGETHER WITH all and singular, the rights, riparian rights, tenements, appurtenances, and hereditaments thereunto belonging or in any ways appertaining to the Property unto the Grantee, and its

heirs and assigns forever, in fee simple, free and clear of all liens and encumbrances, unless otherwise set forth herein on **EXHIBIT B** attached hereto and incorporated herein by this reference (the "Permitted Exceptions").

TO HAVE AND TO HOLD unto to the Grantee, its heirs and assigns forever, subject to the Permitted Exceptions.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed as of the 1st day of February, 2024.

Grantor:

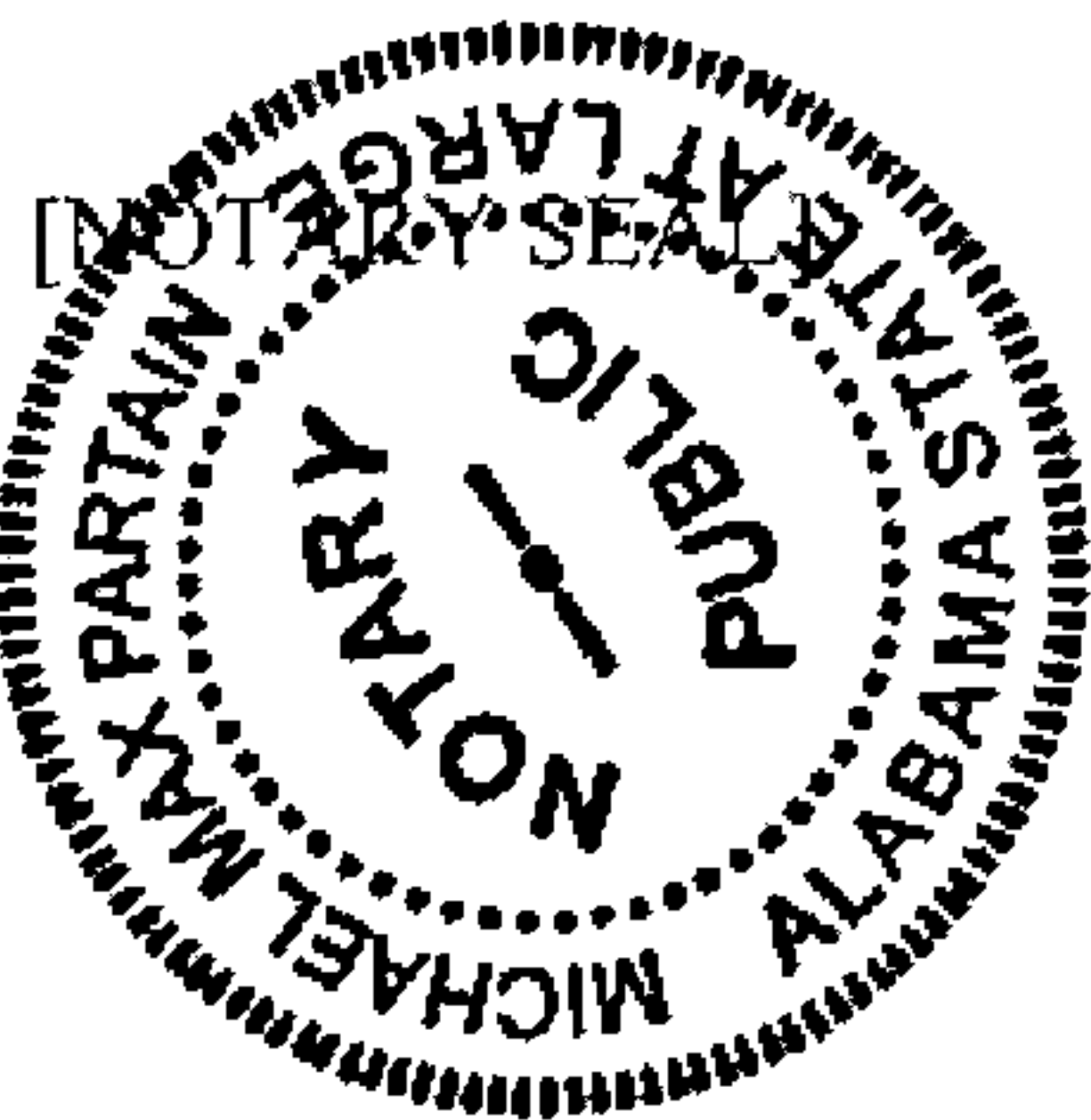
Thomas Alan Ritchie

Thomas Alan Ritchie

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Thomas Alan Ritchie, an adult person, whose name 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 said instrument he did execute the same voluntarily on the day and year the same bears date.

Given under my hand and official seal this 1st day of February, 2024.



Michael Max Partain

Notary Public

My commission expires: 1-20-2025

EXHIBIT A**The Property**

Unit No. 42, 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; Amended and Restated Declaration of Condominium of Pumpkin Hollow, A Condominium, recorded in Instrument 1994-04159; Second Amended and Restated Declaration of Condominium, recorded in Instrument #1994-10609; Third Amended and Restated Declaration of Condominium as recorded in Instrument 20021105000547150, Fourth Amended and Restated Declaration of Condominium as recorded in Instrument 20050907000462110, Fifth Amended and Restated Declaration of Condominium as recorded in Instrument 20060424000189880; Sixth Amendment to Declaration of Condominium as recorded in Instrument 20180202000037210; together with in the Articles of Incorporation of Pumpkin Hollow Association, Inc., recorded as Exhibit D; and in Real 43, page 189 and the By Laws of Pumpkin Hollow Association, Inc., as recorded as Exhibit C, and Amended and Restated By-Laws of Pumpkin Hollow Association, Inc., as recorded as Instrument 1994-04160; Amendment to Amended and Restated By-Laws in Instrument 20060424000189890, Amendment to Amended and Restated By-Laws as recorded in Instrument 20110120000021450, Amendment to the By-Laws as recorded in Instrument 20180202000037220 together with an undivided interest in the common elements of the condominium, as set forth in said Declaration of Condominium of Pumpkin Hollow A Condominium, as amended, subject to dilution provisions set forth in Article VI, Item 4, and Article XXI of said amended declaration of condominium.

TOGETHER WITH the non-exclusive right to use that certain easement for ingress and egress as set forth in that certain "Correction Warranty Deed (To Add Easement)" recorded in Instrument No. 20191009000372080 in the Probate Office of Shelby County, Alabama.

EXHIBIT B

Permitted Exceptions

1. Taxes due in the year of 2024, a lien, but not yet payable, until October 1, 2024, and subsequent years.
2. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Property that would be disclosed by an accurate and complete land survey of the Property. The term "encroachment" includes encroachments of existing improvements located on the Property onto adjoining land, and encroachments onto the Property of existing improvements located on adjoining land.
3. 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 the Property.
4. Building set back lines and easements as shown by recorded plat.
5. All covenants, restrictions, easements, and other matters affecting the Property as recorded in the Probate Office of Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/05/2024 12:46:56 PM
\$84.50 BRITTANI
20240205000028730

Allen S. Bayl