

STATE OF ALABAMA)
)
 COUNTY OF SHELBY)



19781120000155730 1/2 \$.00
 Shelby Cnty Judge of Probate, AL
 11/20/1978 12:00:00AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of Forty Thousand Dollars (\$40,000.00), to the undersigned grantor, W. M. Humphries Enterprises, Inc., a corporation, in hand paid by Tulay Tutak, the receipt of which is hereby acknowledged, the said W. M. Humphries Enterprises, Inc., a corporation, does by these presents, grant, bargain, sell and convey unto the said Tulay Tutak, the following described real estate, situated in Shelby County, Alabama, to-wit:

A parcel of land occupied by Unit "C", Building 10, Phase 2 of Chandalar South Townhouses located in the SW-1/4 of the SE-1/4 of Section 1, Township 20 South, Range 3 West, Shelby County, Alabama, more particularly described as follows: Commence at the SE corner of said 1/4-1/4 section; thence in a Northerly direction, along the East line of said 1/4-1/4 section, a distance of 840.76 feet; thence 90° left, in a Westerly direction, a distance of 110.0 feet to a point on the East right-of-way of Chandalar Court; thence 90° right, in a Northerly direction along said right-of-way, a distance of 41.1 feet; thence 90° right, in an Easterly direction, a distance of 33.4 feet to the point of beginning; said point being further identified as the SW corner of said Unit "C"; thence 00° 59' 27" left, in an Easterly direction along the centerline of a party wall and wood fence common to Units "C" and "D", a distance of 52.5 feet; thence 90° left, in a Northerly direction along the East side of a wood fence common to Units "A", "B", "C" and "D", a distance of 10.7 feet to the SW edge of a storage building; thence 90° right, in an Easterly direction along the South side of said storage building, a distance of 4.2 feet; thence 90° left, in a Northerly direction along the East side of said storage building, a distance of 6.4 feet; thence 90° left, in a Westerly direction along the North side of said storage building, a distance of 4.2 feet to a point on the wood fence common to Units "A", "B", "C" and "D"; thence 90° right, in a Northerly direction along the East side of said wood fence a distance of 2.1 feet to the centerline of a wood fence common to Units "B" and "C"; thence 90° left, in a Westerly direction along the centerline of the wood fence and party wall common to Units "B" and "C", and another wood fence common to Units "B" and "C", a distance of 68.0 feet to a point on the outer face of a wood fence extending across the fronts of Units "A", "B", "C" and "D"; thence 90° left in a Southerly direction along the outer face of said wood fence across the front of Unit "C" a distance of 19.2 feet to the centerline of a wood fence common to Units "C" and "D"; thence 90° left in an Easterly direction along the centerline of said wood fence a distance of 15.5 feet to the point of beginning.

Subject to easements and restrictions of record and easements, restrictions, covenants, conditions, assessments and agreements contained in Declaration recorded in Miscellaneous Book 6, Page 804, in the Office of the Judge of Probate of Shelby County, Alabama.

\$25,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Tulay Tutak, her heirs and assigns forever.

*Witnessed by J. H. Co.
 2111 - 7th Ave. So.*

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And said W. M. Humphries Enterprises, Inc., a corporation, does for itself, its successors and assigns, covenant with the said Tulay Tutak, her heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, except as shown above, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall warrant and defend the same to the said Tulay Tutak, her heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said W. M. Humphries Enterprises, Inc., a corporation, by its Vice President, Dalton H. Baggett, who is authorized to execute this conveyance, has hereto set its signature and seal this the 16th day of November, 1978.

W. M. HUMPHRIES ENTERPRISES, INC.

By

Its Vice President

Rec'd Tax - 15.00

Rec. 3.00

1.00

19.00

See May 385.585

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Dalton H. Baggett, whose name as Vice President of W. M. Humphries Enterprises, Inc., a 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, he, 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 November, 1978.

Notary Public

This instrument was prepared by Daniel M. Spitler, Attorney, Suite 100, Spitler Building, 1970 Chandalar South Office Park, Pelham, Alabama 35124.