

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

854



19781227000170210 1/2 \$.00
Shelby Cnty Judge of Probate, AL
12/27/1978 12:00:00AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of Forty-Six Thousand One Hundred Twenty-Five Dollars (\$46,125.00), to the undersigned grantor, W. M. Humphries Enterprises, Inc., a corporation, in hand paid by William A. McNeely, Jr. and wife, Margaret B. McNeely, the receipt of which is acknowledged, the said W. M. Humphries Enterprises, Inc., a corporation, does by these presents, grant, bargain, sell and convey unto the said William A. McNeely, Jr. and wife, Margaret B. McNeely, as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

Unit "B", Building 9, of Chandalar South Townhouses, Phase 2, 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 980.76 feet; thence 90° left, in a Westerly direction, a distance of 194.64 feet; thence 90° left, in a Southerly direction, a distance of 97.03 feet to the corner of a wood fence that extends across the fronts of Units "A", "B", "C" and "D" of said Building 9; thence 85° 51' right, in a South-westerly direction along the outer face of said wood fence extending across the front of Units "D" and "C", a distance of 42.95 feet to the point of beginning; thence continue in a Southwesterly direction along the outer face of said wood fence extending across the front of Unit "B" a distance of 24.22 feet to the centerline of a wood fence common to Units "A" and "B"; thence 90° right, in a Northwesterly direction along the centerline of said wood fence, a party wall and another wood fence both common to Units "A" and "B", and the SW outer face of a storage building, a distance of 71.98 feet to the NW corner of said storage building; thence 90° right, in a Northeasterly direction along the NW outer face of said storage building, a distance of 6.45 feet to the NE corner of said storage building; thence 90° right, in a Southeasterly direction along the NE outer face of said storage building, a distance of 4.2 feet to a point on the outer face of a wood fence extending across the back of said Unit "B"; thence 90° left, in a Northeasterly direction, along the outer face of said wood fence, a distance of 17.9 feet to the centerline of a wood fence common to Units "B" and "C"; thence 90° right, in a Southeasterly direction along the centerline of said wood fence, a party wall and another wood fence, both common to Units "B" and "C", a distance of 67.64 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.

\$41,500.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said William A. McNeely, Jr. and wife, Margaret B. McNeely, as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this

United Mtg. Co.
3117 - 7th Ave. So.
P.O. Box 7600
Birmingham, Ala.

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conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein), in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one grantee does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And said W. M. Humphries Enterprises, Inc., a corporation, does for itself, its successors and assigns, covenant with the said William A. McNeely, Jr. and wife, Margaret B. McNeely, their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, 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 William A. McNeely, Jr. and wife, Margaret B. McNeely, their heirs, executors and assigns, forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said W. M. Humphries Enterprises, Inc., a corporation, has hereunto set its signature by Dalton H. Baggett, its Vice President, who is duly authorized, on this 20th day of December, 1978.

STATE OF ALA. SHELBY CO.
 I CERTIFY THIS
 DOCUMENT WAS FILED

W. M. HUMPHRIES ENTERPRISES, INC.

DEC 27 AM 9:29

By *Dalton H. Baggett*
 Its Vice President

deed day - 500
Rec. 300
ad. 100

See Mtg 386-714

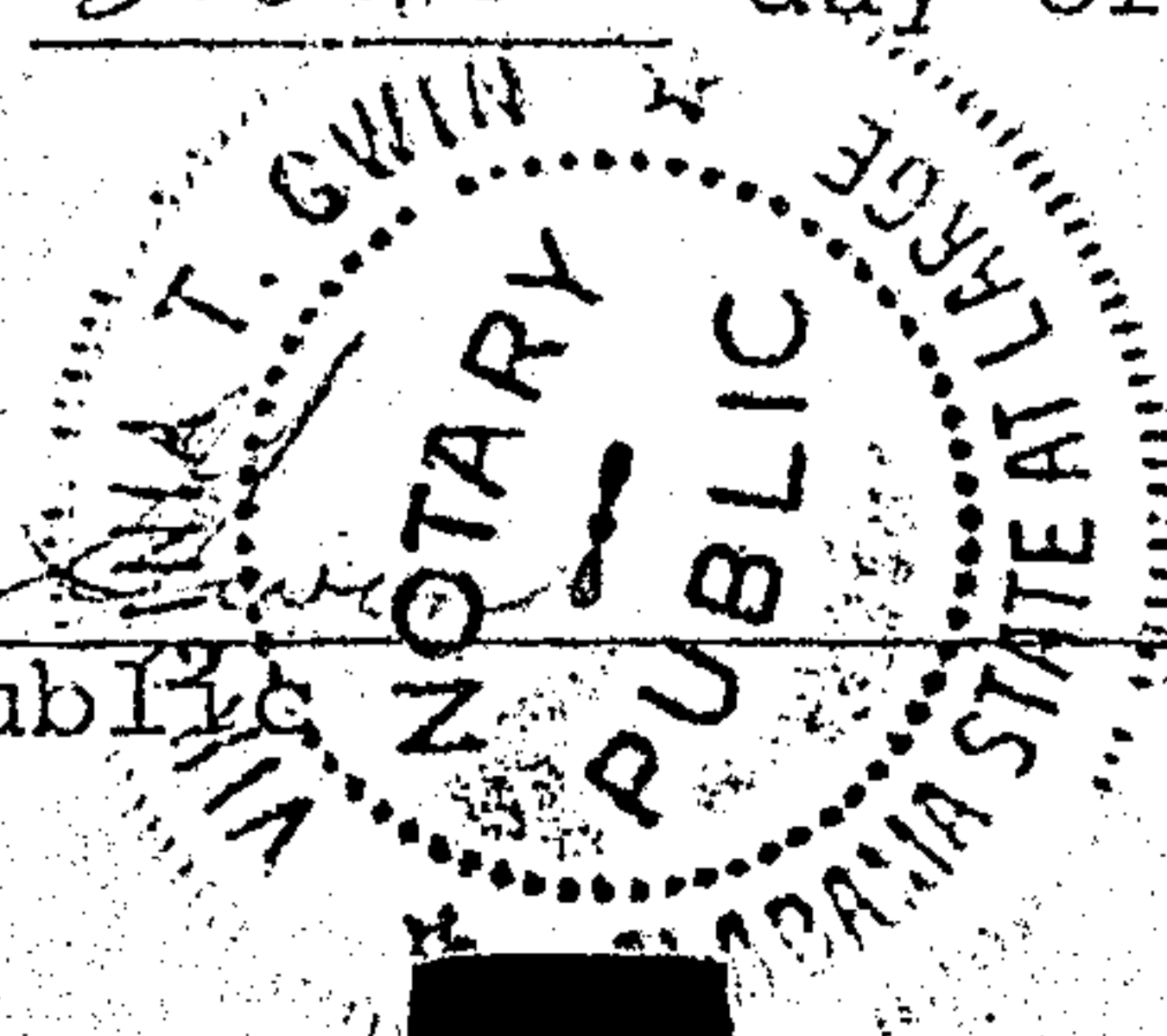
STATE OF ALABAMA)
)
 COUNTY OF SHELBY)

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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 the 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 20th day of December, 1978.

This instrument was prepared by;
DANIEL M. SPITLER
 ATTORNEY AT LAW
 Spittler Building - Suite 100
 1970 Chandalor South Office Pk.
 PELHAM, AL 35124

Virginia T. Gwin
 Notary Public


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