

STATE OF ALABAMA)  
COUNTY OF SHELBY)

This instrument prepared by:  
DANIEL M. SPITLER  
1200 City Natl. Bank Bldg.  
Birmingham, Alabama 35203

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3124

See Mtg 336-672

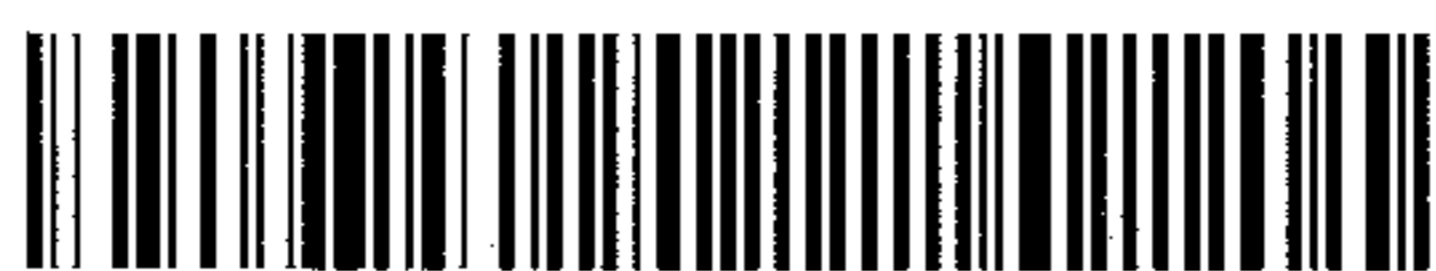
KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of Thirty-Five Thousand Nine Hundred Dollars (\$35,900.00) to the undersigned grantor, W. M. Humphries Development Company, Inc., a corporation, in hand paid by Louis J. Mancin, Jr. and wife, Elizabeth Mancin, the receipt of which is hereby acknowledged, the said W. M. Humphries Development Company, Inc., a corporation, does by these presents grant, bargain, sell and convey unto the said Louis J. Mancin, Jr. and wife, Elizabeth Mancin, as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Unit "B" of Lot 1, Chandalar South Townhouses, as recorded in Map Book 6, Page 6, in the Office of the Judge of Probate of Shelby County, Alabama, more particularly described as follows: Commence at the most Northerly corner of said Lot 1, thence in a Southeasterly direction along the North-east line of said Lot 1, a distance of 54.69 feet; thence 90° right in a Southwesterly direction a distance of 21.64 feet to the point of beginning; said point being further identified as being the point of intersection of the center lines of the wood fence enclosing the front of Units "A", "B", "C" and "D" and the center line of the wood fence common to Units "B" and "C", thence continue in a Southwesterly direction along the center line of fence, party wall and fence common to Units "B" and "C" a distance of 68.01 feet to the intersection of the center line of the last described fence and the center line of the fence enclosing the back of Units "A", "B", "C" and "D", thence left in a Southeasterly direction along the center line of last described wood fence a distance of 17.63 feet to the most Northerly corner of attached storage compartment; thence right in a Southwesterly direction along the Northwest wall of said storage compartment a distance of 5.19 feet; thence left in a Southeasterly direction along the Southwest wall of said storage compartment a distance of 7.07 feet; thence left in a Northeasterly direction along the Southeast wall of said storage compartment, the center line of the wood fence, party wall and wood fence common to Units "B" and "A" a distance of 72.98 feet to the center line of aforementioned fence enclosing fronts of Units "A", "B", "C" and "D", thence left in a Northwesterly direction along last described center line a distance of 24.44 feet to the point of beginning. Situated in Pelham, Shelby County, Alabama.

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.

\$34,100.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said Louis J. Mancin, Jr. and wife, Elizabeth Mancin, as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this



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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 Development Company, Inc., a corporation, does for itself, its successors and assigns, covenant with the said Louis J. Mancin, Jr. and wife, Elizabeth Mancin, their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, except taxes for the current year, 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 Louis J. Mancin, Jr. and wife, Elizabeth Mancin, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said W. M. Humphries Development Company, Inc., a corporation, has hereunto set its signature by W. M. Humphries, its President, who is duly authorized and has caused the same to be attested by its Secretary on this 15th day of January, 1974.

W. M. HUMPHRIES DEVELOPMENT COMPANY, INC.

By W. M. Humphries  
W. M. Humphries, Its President

BOOK 284 PAGE 781

STATE OF ALA. SHELBY CO.  
I, the undersigned, a Notary Public in and for said County in said State, hereby certify that W. M. Humphries, whose name as President of W. M. Humphries Development Company, 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.  
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Denise M. Gille  
Notary Public