

STATE OF ALABAMA)
COUNTY OF SHELBY)

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

See Mtg 337-821

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of Thirty-Six Thousand Four Hundred Fifty and No/100 Dollars (\$36,450.00), to the undersigned grantor, W. M. Humphries Development Company, Inc., a corporation, in hand paid by Walter Scott Baggett and wife, Catherine M. Baggett, the receipt of which is acknowledged, the said W. M. Humphries Development Company, Inc., a corporation, does by these presents, grant, bargain, sell and convey unto the said Walter Scott Baggett and wife, Catherine M. Baggett, as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

Unit "B", Lot 2, of 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 Easterly corner of said Lot 2, thence in a Northwesterly direction along the North-east line of said Lot 2 for a distance of 41.36 feet, thence 90° left in a Southwesterly direction for a distance of 20.26 feet to the point of beginning; said point being further identified as being the point of intersection of the center line 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 "A" and "B"; thence continue in a Southwesterly direction along the center line of fence, party wall and fence, common to Units "A" and "B", a distance of 68.24 feet to the intersection of the fence enclosing the backs of Units "A", "B", "C" and "D", thence right in a Northwesterly direction along the center line of last described wood fence for a distance of 23.80 feet to the intersection with a wood fence common to Units "B" and "C", thence right in a Northeasterly direction along the center line of the fence, party wall and fence common to Units "B" and "C", a distance of 68.51 feet to the intersection with the center line of the fence enclosing the fronts of Units "A", "B", "C" and "D", thence right in a Southeasterly direction along the center line of last described fence a distance of 24.01 feet to the point of beginning.

Subject to easements and restrictions of record and easements, restriction 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.

\$34,600.00 of the purchase price recited herein was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said Walter Scott Baggett and wife, Catherine M. Baggett, as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this 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



19740326000014190 1/2 \$.00
Shelby Cnty Judge of Probate, AL
03/26/1974 01:00:00 AM FILED/CERT

19740326000014190 2/2 \$.00
Shelby Cnty Judge of Probate, AL
03/26/1974 01:00:00 AM FILED/CERT

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 Walter Scott Baggett and wife, Catherine M. Baggett, 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 Walter Scott Baggett and wife, Catherine M. Baggett, 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 19th day of March, 1974.

BOOK 287
STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1974 MAR 26 AM 8:35
U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
Clerk of Probate
JUDGE OF PROBATE

W. M. HUMPHRIES DEVELOPMENT COMPANY, INC.

By W M Humphries
Its President

STATE OF ALABAMA)
COUNTY OF SHELBY)

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 the 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.

Given under my hand and official seal this the 19th day of March, 1974.

Daniel M. Gail
Notary Public