

STATE OF ALABAMA)

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS,

That for and in consideration of ThirtySeven Thousand Seven Hundred Dollars

(\$37,700.00) to the undersigned grantor, W. M. Humphries Development Company, Inc., a corporation, in hand paid by/Barbara W. Strickland, the receipt whereof is acknowledged, the said W. M. Humphries Development Company, Inc., a corporation, does by these presents grant, bargain, sell and convey unto the said Thomas W. Strickland and wife, Barbara W. Strickland, as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Unit "D", Building 4, Lot 3, 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 Westerly corner of Lot 3, thence in a Southeasterly direction along the Southwest line of Lot 3 a distance of 83.95 feet, thence 90 degrees left in a Northeasterly direction a distance of 20.0 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 fronts of Units "A", "B", "C" and "D" and the center line of the wood fence common to Units "C" and "D", thence continue in a Northeasterly direction along the center line of said fence, party wall and fence a distance of 68.0 feet to intersection of the center line of the fence enclosing the backs of Units "A", "B", "C" and "D", thence right in a Southeasterly direction along the center line of last described fence a distance of 24.07 feet to intersection of the center line of the wood fence joining the Southeast side of Unit "D", thence right in a Southwesterly direction along the center line of said fence, wall and fence, being the Southeast side of Unit "D", a distance of 68.0 feet to intersection of the center line of the fence enclosing the fronts of Units "A", "B", "C" and "D", thence right in a Northwesterly direction along the center line of last described fence a distance of 24.37 feet to the point of beginning.

\$35,800.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

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.

TO HAVE AND TO HOLD Unto the said Thomas W. Strickland and wife, Barbara W. Strickland, 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 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 Thomas W. Strickland and wife, Barbara W. Strickland, their heirs and assigns, covenant with the said Barbara W.

19740708000033540 1/2 \$.00
Shelby Cnty Judge of Probate, AL
07/08/1974 12:00:00 AM FILED/CERT

Strickland, 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 Thomas W. Strickland and wife, Barbara W. Strickland, 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 R. E. Hamilton, Jr., its Vice President, who is duly authorized, on this 1st day of July, 1974.

W. M. HUMPHRIES DEVELOPMENT COMPANY, INC.

By *R. E. Hamilton Jr.*
Its Vice President

BOOK 287 PAGE 674
STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that R. E. Hamilton, Jr., whose name as Vice 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.

Given under my hand and official seal this the 1st day of July, 1974.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1974 JUL -8 PM 12:25
U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
Conrad McJannet
JUDGE OF PROBATE

Donal W. Spive
Notary Public

19740708000033540 2/2 \$.00
Shelby Cnty Judge of Probate, AL
07/08/1974 12:00:00 AM FILED/CERT