

STATE OF ALABAMA)
COUNTY OF SHELBY)

7034

See Mtg 340 - 760

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of Thirty-One Thousand Four Hundred Fifty Dollars (\$31,450.00), to the undersigned grantor, W. M. Humphries Development Company, Inc., a corporation, in hand paid by William Clinton Sasser and wife, Sylvia G. Sasser, 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 William Clinton Sasser and wife, Sylvia G. Sasser, as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

Unit "D", Building 3, of Lot 3, 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 Southerly corner of Lot 3, thence in a Northwesterly direction along the Southwest line of Lot 3, a distance of 10.82 feet, thence 90 degrees right in a Northeasterly direction a distance of 15.0 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 joining the Southerly corner of Unit "D", thence continue in a Northeasterly 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 the most Easterly corner of the fence enclosing the backs of Units "A", "B", "C" and "D", thence left in a Northwesterly direction along the center line of last described fence a distance of 19.0 feet to intersection of the center line of the wood fence common to Units "C" and "D", thence left in a Southwesterly 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 fronts of Units "A", "B", "C" and "D", thence left in a Southeasterly direction along the center line of last described fence a distance of 19.11 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.

\$29,800.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said William Clinton Sasser and wife, Sylvia G. Sasser, 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, covenants with the said William Clinton Sasser and

19740717000035440 1/2 \$.00
Shelby Cnty Judge of Probate, AL
07/17/1974 12:00:00 AM FILED/CERT


wife, Sylvia G. Sasser, 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 Clinton Sasser and wife, Sylvia G. Sasser, 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, and has caused the same to be executed on this 16th day of July, 1974.

W. M. HUMPHRIES DEVELOPMENT COMPANY, INC.

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

STATE OF ALABAMA)
)
COUNTY OF SHELBY)


19740717000035440 2/2 \$.00
Shelby Cnty Judge of Probate, AL
07/17/1974 12:00:00 AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1974 JUL 17 AM 9:00
U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
Consent of Judge
JUDGE OF PROBATE

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 16th day of July, 1974.

Janice W. Speth
Notary Public

BOOK 287 PAGE 845